

PROJECT TEAM

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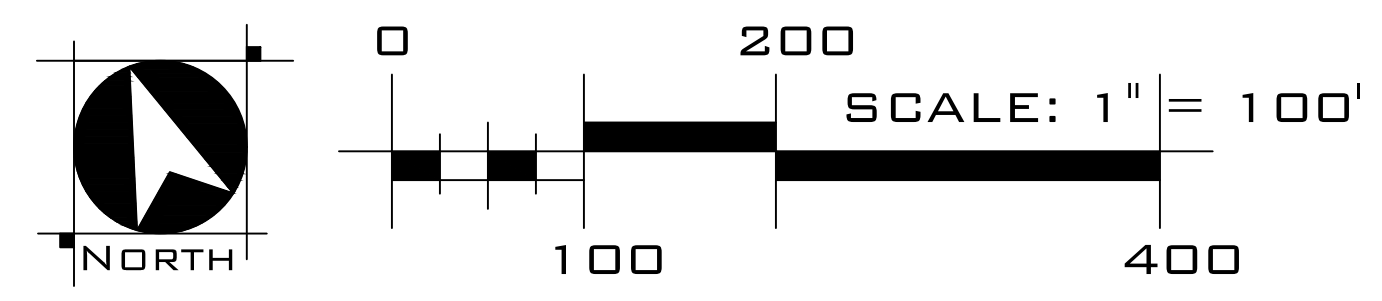
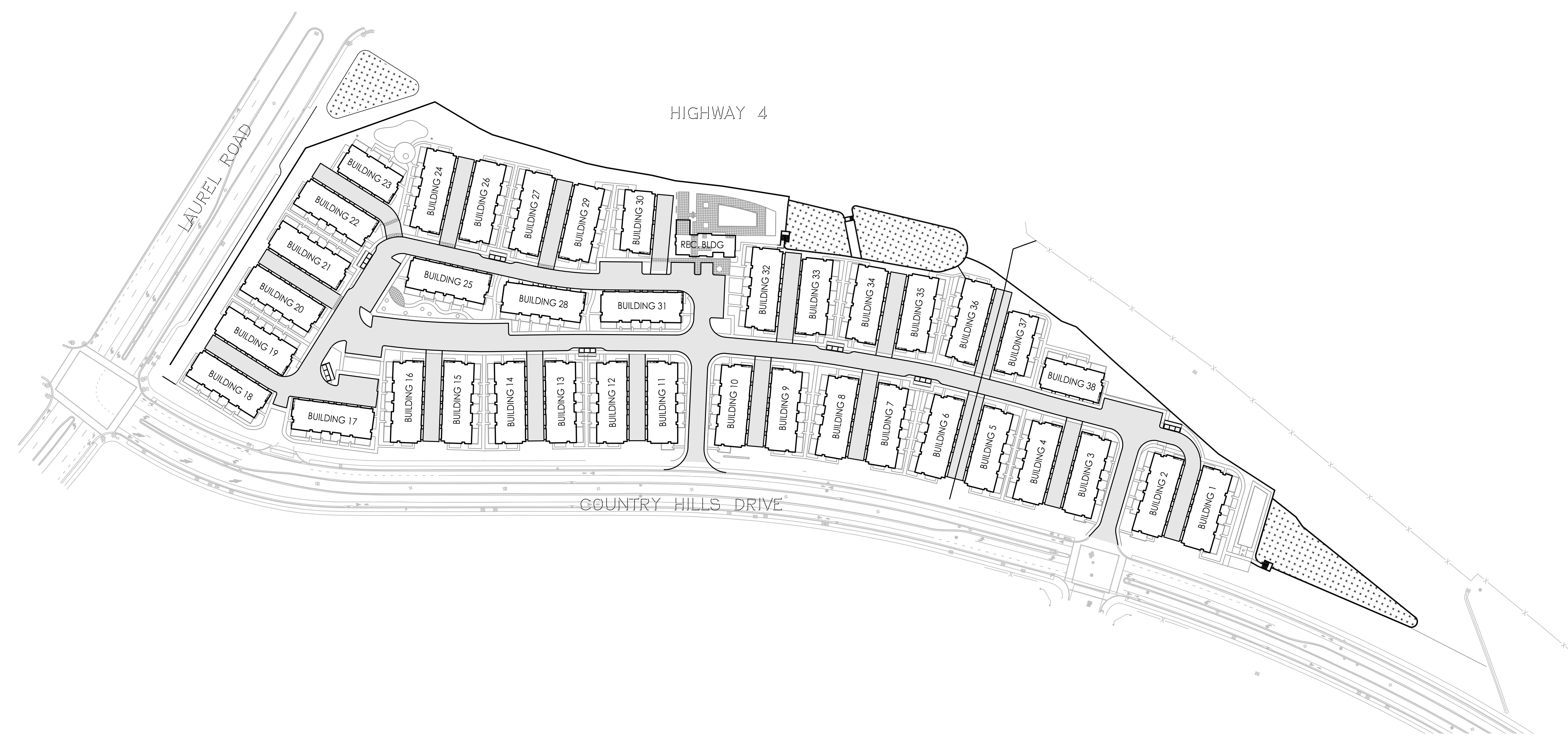
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SHEET INDEX

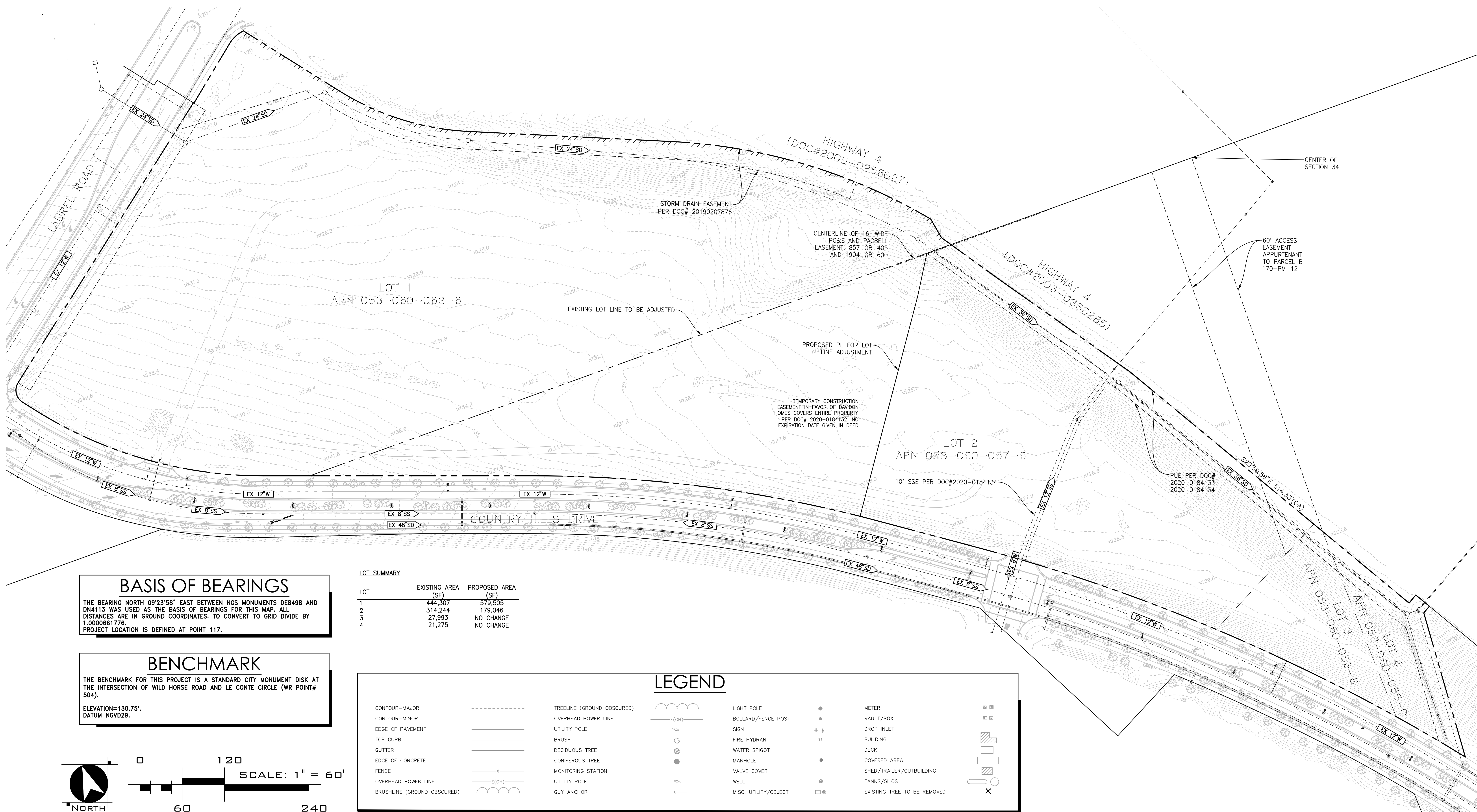
- C1 TITLE SHEET
- C2 EXISTING CONDITIONS
- C3 PRELIMINARY SITE PLAN
- C4 STREET SECTIONS
- C5 ENGINEERED & TRUE CROSS SECTIONS
- C6 PRELIMINARY GRADING & DRAINAGE PLAN
- C7 STORMWATER CONTROL PLAN
- C8 PRELIMINARY UTILITY PLAN
- C9 TRAFFIC SIGNING & STRIPING PLAN
- C10 TRUCK TURNS



LAUREL RD & COUNTRY HILLS DR DEVELOPMENT
 ANTIOCH, CALIFORNIA
 JANUARY 2023 (REVISED MARCH 24, 2023)

TITLE SHEET
 C1

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



BASIS OF BEARINGS

THE BEARING NORTH 09°23'58" EAST BETWEEN NGS MONUMENTS DE8498 AND DN4113 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. ALL DISTANCES ARE IN GROUND COORDINATES. TO CONVERT TO GRID DIVIDE BY 1.0000661776. PROJECT LOCATION IS DEFINED AT POINT 117.

BENCHMARK

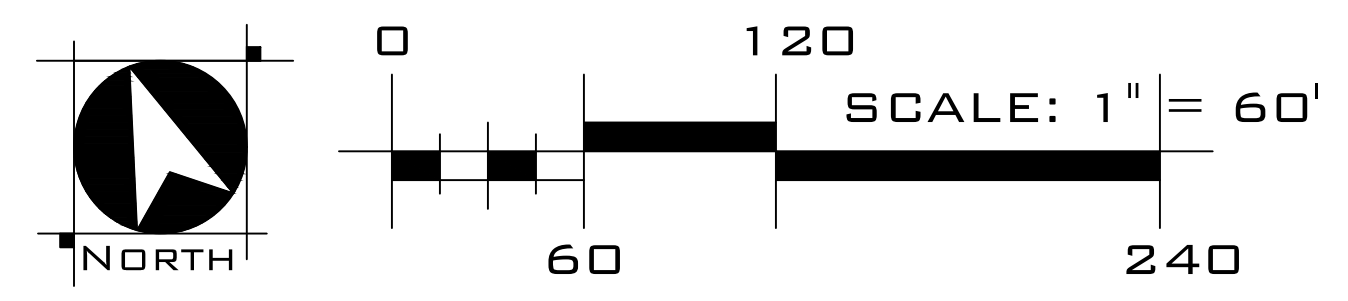
THE BENCHMARK FOR THIS PROJECT IS A STANDARD CITY MONUMENT DISK AT THE INTERSECTION OF WILD HORSE ROAD AND LE CONTE CIRCLE (WR POINT# 504).
ELEVATION=130.75'.
DATUM NGVD29.

LOT SUMMARY

LOT	EXISTING AREA (SF)	PROPOSED AREA (SF)
1	444,307	579,505
2	314,244	179,046
3	27,993	NO CHANGE
4	21,275	NO CHANGE

LEGEND

CONTOUR-MAJOR	-----	TREELINE (GROUND OBSCURED)	~~~~~	LIGHT POLE	*	METER	⊠
CONTOUR-MINOR	- - - - -	OVERHEAD POWER LINE	—(OH)—	BOLLARD/FENCE POST	•	VAULT/BOX	⊞
EDGE OF PAVEMENT	=====	UTILITY POLE	⊠	SIGN	⊞	DROP INLET	⊞
TOP CURB	=====	BRUSH	⊞	FIRE HYDRANT	⊞	BUILDING	▨
GUTTER	=====	DECIDUOUS TREE	⊞	WATER SPIGOT	⊞	DECK	▨
EDGE OF CONCRETE	=====	CONIFEROUS TREE	⊞	MANHOLE	⊞	COVERED AREA	▨
FENCE	-----	MONITORING STATION	⊞	VALVE COVER	⊞	SHED/TRAILER/OUTBUILDING	▨
OVERHEAD POWER LINE	—(OH)—	UTILITY POLE	⊞	WELL	⊞	TANKS/SILOS	⊞
BRUSHLINE (GROUND OBSCURED)	~~~~~	GUY ANCHOR	⊞	MISC. UTILITY/OBJECT	⊞	EXISTING TREE TO BE REMOVED	X



LAUREL RD & COUNTRY HILLS DR DEVELOPMENT
ANTIOCH, CALIFORNIA
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EXISTING CONDITIONS
C2

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PROJECT NOTES

NUMBER OF LOTS
4 LOTS

ASSESSOR'S PARCEL NUMBERS
053-060-042-4, 053-060-057-6, 053-060-056-8, 053-060-055-0

SITE AREA
18.5 AC. (GROSS)
14.1 AC. (NET)

AVERAGE DENSITY
11.4 DU/AC. (GROSS)

EXISTING USE
VACANT

PROPOSED USE
RESIDENTIAL/COMMERCIAL

GENERAL PLAN
CN - COMMUNITY RETAIL

EXISTING/PROPOSED ZONING
P-D

FIRE DEPARTMENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

SEWER
CITY OF ANTIOCH - ON-SITE PRIVATE

WATER
CITY OF ANTIOCH - ON-SITE PRIVATE

GAS & ELECTRICITY
PG&E

CABLE
COMCAST

FLOOD ZONES
ZONE X (MAP 06013C0355G - MARCH 21, 2017)

BUILDINGS*	BUILDINGS	TOTAL UNITS
6-PLEX (ELEVATION 1A)	5	30
6-PLEX (ELEVATION 1B)	3	18
6-PLEX (ELEVATION 2A)	11	66
6-PLEX (ELEVATION 2B)	11	66
5-PLEX (ELEVATION 3B)	4	20
4-PLEX (ELEVATION 4A)	4	16
TOTAL	38	216

UNITS*	UNITS
1 (2BD)	60
2 (3 BD)	76
2X (3 BD)	4
3 (3 BD)	76
TOTAL	216

DENSITY	
TOTAL UNITS	216
TOTAL SITE AREA	18.5±
NET SITE AREA**	14.1±
NET DENSITY	15.3 DU
GROSS DENSITY	11.6 DU

NOTES:
 * SEE ARCHITECTURAL SHEETS FOR COMPREHENSIVE PLAN MIX BREAKDOWN AND AREAS
 ** NET IS TAKEN FROM TOE OF SLOPE AS DEFINED BY CONCEPTUAL GRADING ANALYSIS

PARKING SUMMARY

PARKING REQUIRED	
2BD - 1.5 SPACES/UNIT	90
3BD - 2 SPACES/UNIT	312
GUEST PARKING - 0.2 SPACES/UNIT	43
TOTAL REQUIRED	445

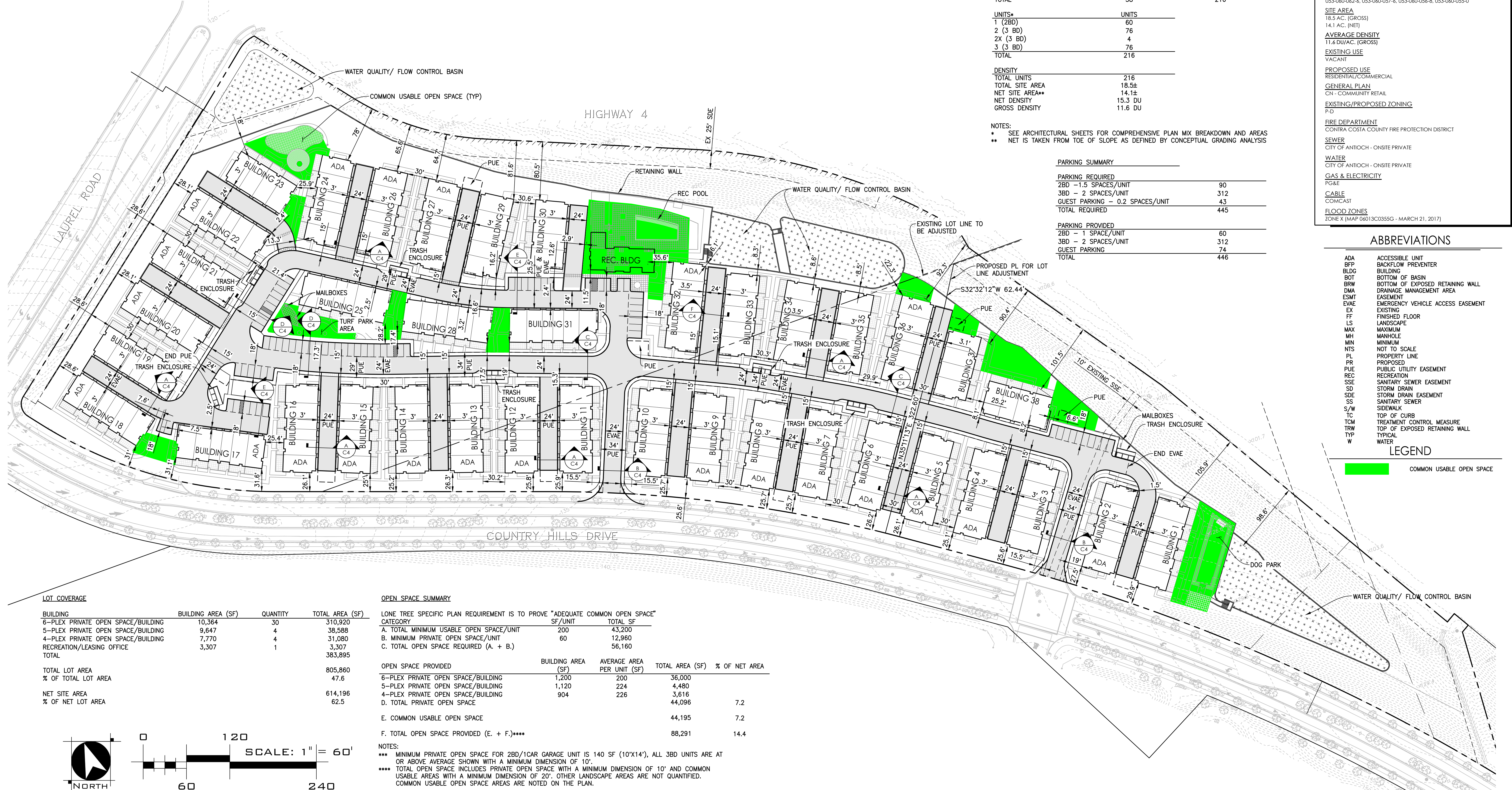
PARKING PROVIDED	
2BD - 1 SPACES/UNIT	60
3BD - 2 SPACES/UNIT	312
GUEST PARKING	74
TOTAL	446

ABBREVIATIONS

ADA	ACCESSIBLE UNIT
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOT	BOTTOM OF BASIN
BRW	BOTTOM OF EXPOSED RETAINING WALL
DMA	DRAINAGE MANAGEMENT AREA
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
LS	LANDSCAPE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PL	PROPERTY LINE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
REC	RECREATION
SSE	SANITARY SEWER EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
S/W	SIDEWALK
TC	TOP OF CURB
TCM	TREATMENT CONTROL MEASURE
TRW	TOP OF EXPOSED RETAINING WALL
TYP	TYPICAL
W	WATER

LEGEND

 COMMON USABLE OPEN SPACE



LOT COVERAGE

BUILDING	BUILDING AREA (SF)	QUANTITY	TOTAL AREA (SF)
6-PLEX PRIVATE OPEN SPACE/BUILDING	10,364	30	310,920
5-PLEX PRIVATE OPEN SPACE/BUILDING	9,647	4	38,588
4-PLEX PRIVATE OPEN SPACE/BUILDING	7,770	4	31,080
RECREATION/LEASING OFFICE	3,307	1	3,307
TOTAL			383,895

TOTAL LOT AREA	805,860
% OF TOTAL LOT AREA	47.6
NET SITE AREA	614,196
% OF NET LOT AREA	62.5

OPEN SPACE SUMMARY

LONE TREE SPECIFIC PLAN REQUIREMENT IS TO PROVE "ADEQUATE COMMON OPEN SPACE"

CATEGORY	SF/UNIT	TOTAL SF
A. TOTAL MINIMUM USABLE OPEN SPACE/UNIT	200	43,200
B. MINIMUM PRIVATE OPEN SPACE/UNIT	60	12,960
C. TOTAL OPEN SPACE REQUIRED (A + B.)		56,160

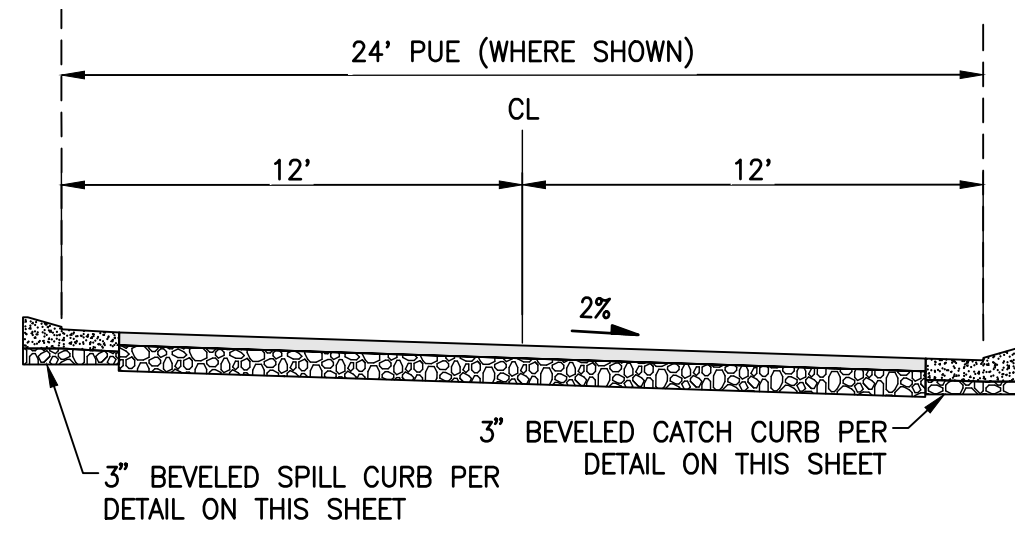
OPEN SPACE PROVIDED	BUILDING AREA (SF)	AVERAGE AREA PER UNIT (SF)	TOTAL AREA (SF)	% OF NET AREA
6-PLEX PRIVATE OPEN SPACE/BUILDING	1,200	200	36,000	
5-PLEX PRIVATE OPEN SPACE/BUILDING	1,120	224	4,480	
4-PLEX PRIVATE OPEN SPACE/BUILDING	904	226	3,616	
D. TOTAL PRIVATE OPEN SPACE			44,096	7.2
E. COMMON USABLE OPEN SPACE			44,195	7.2
F. TOTAL OPEN SPACE PROVIDED (E. + F.)****			88,291	14.4

NOTES:
 *** MINIMUM PRIVATE OPEN SPACE FOR 2BD/1CAR GARAGE UNIT IS 140 SF (10'X14'), ALL 3BD UNITS ARE AT OR ABOVE AVERAGE SHOWN WITH A MINIMUM DIMENSION OF 10'.
 **** TOTAL OPEN SPACE INCLUDES PRIVATE OPEN SPACE WITH A MINIMUM DIMENSION OF 10' AND COMMON USABLE AREAS WITH A MINIMUM DIMENSION OF 20'. OTHER LANDSCAPE AREAS ARE NOT QUANTIFIED. COMMON USABLE OPEN SPACE AREAS ARE NOTED ON THE PLAN.

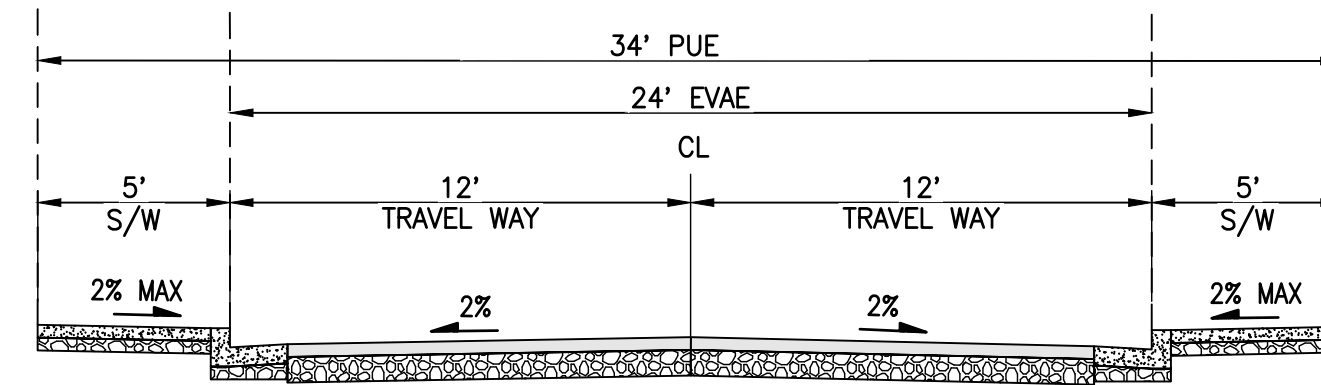
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 ANTIOCH, CALIFORNIA
 JANUARY 2023 (REVISED MARCH 24, 2023)

PRELIMINARY SITE PLAN
 C3

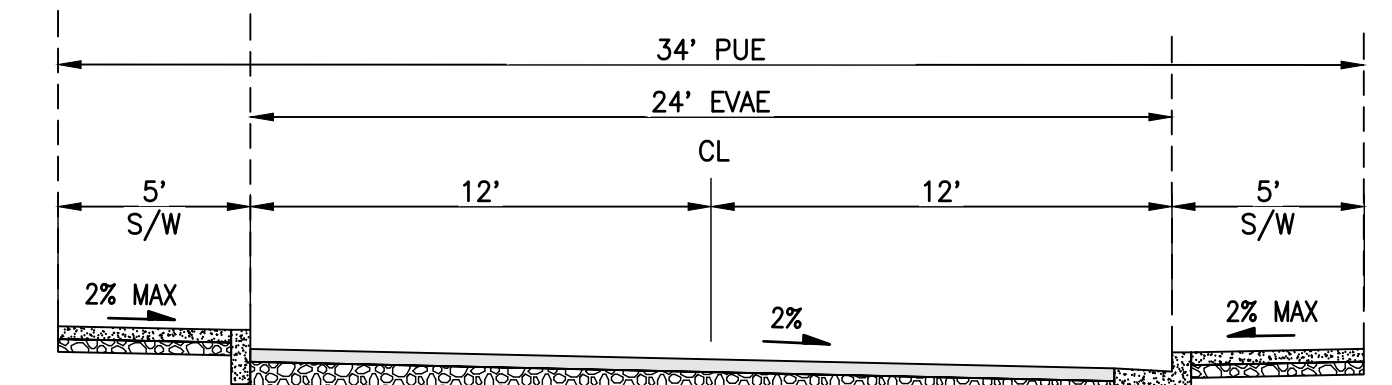
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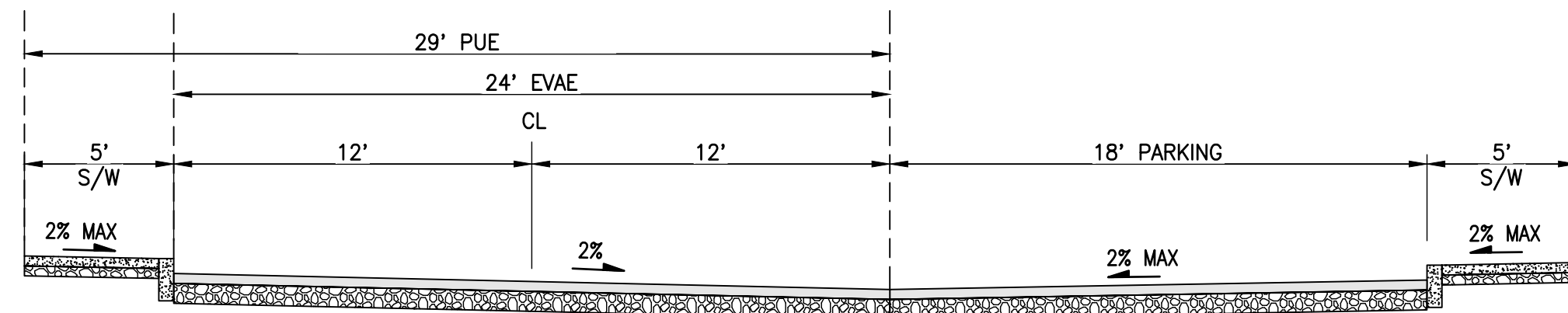
SECTION A
NTS



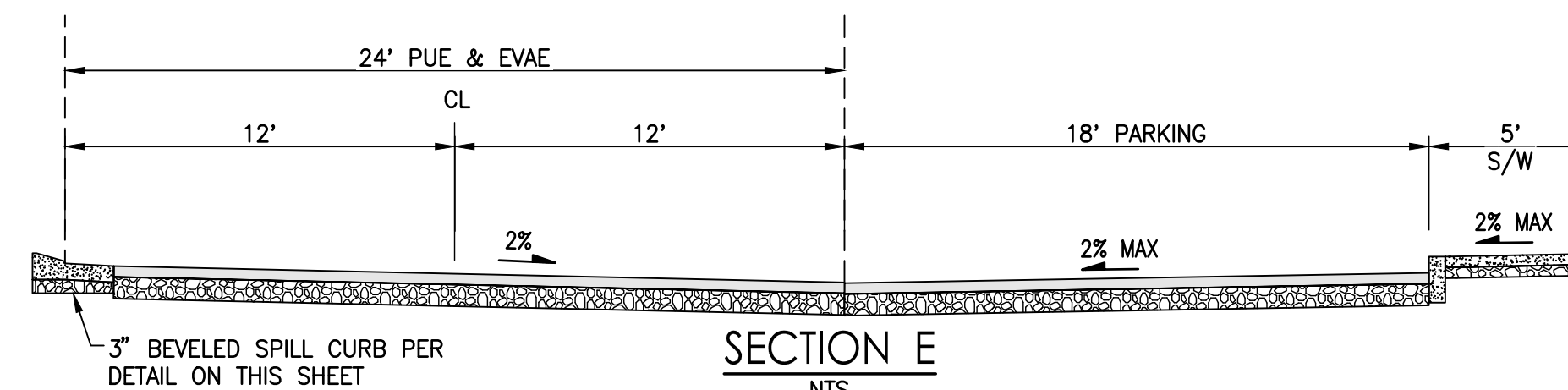
SECTION B
NTS



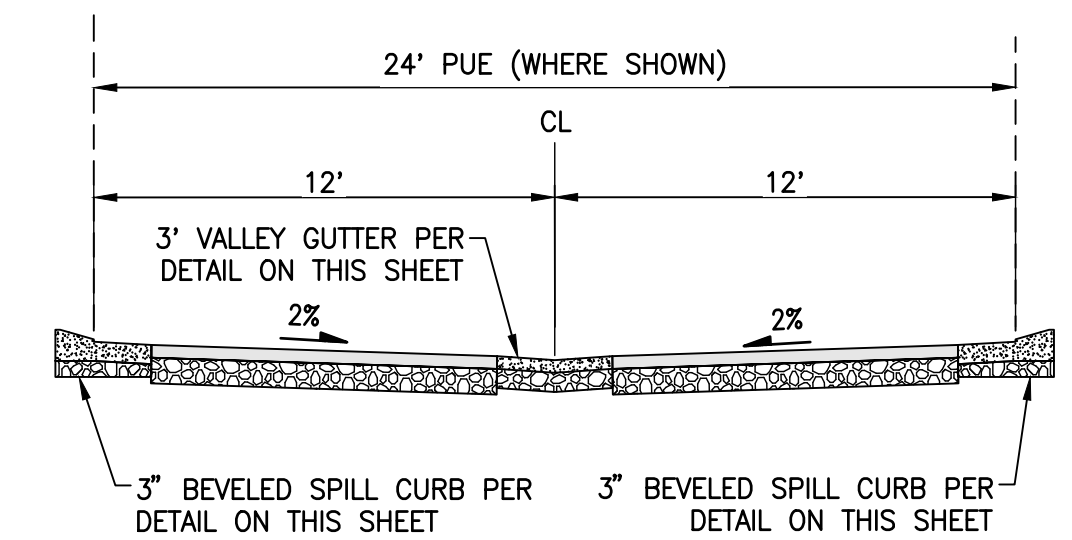
SECTION C
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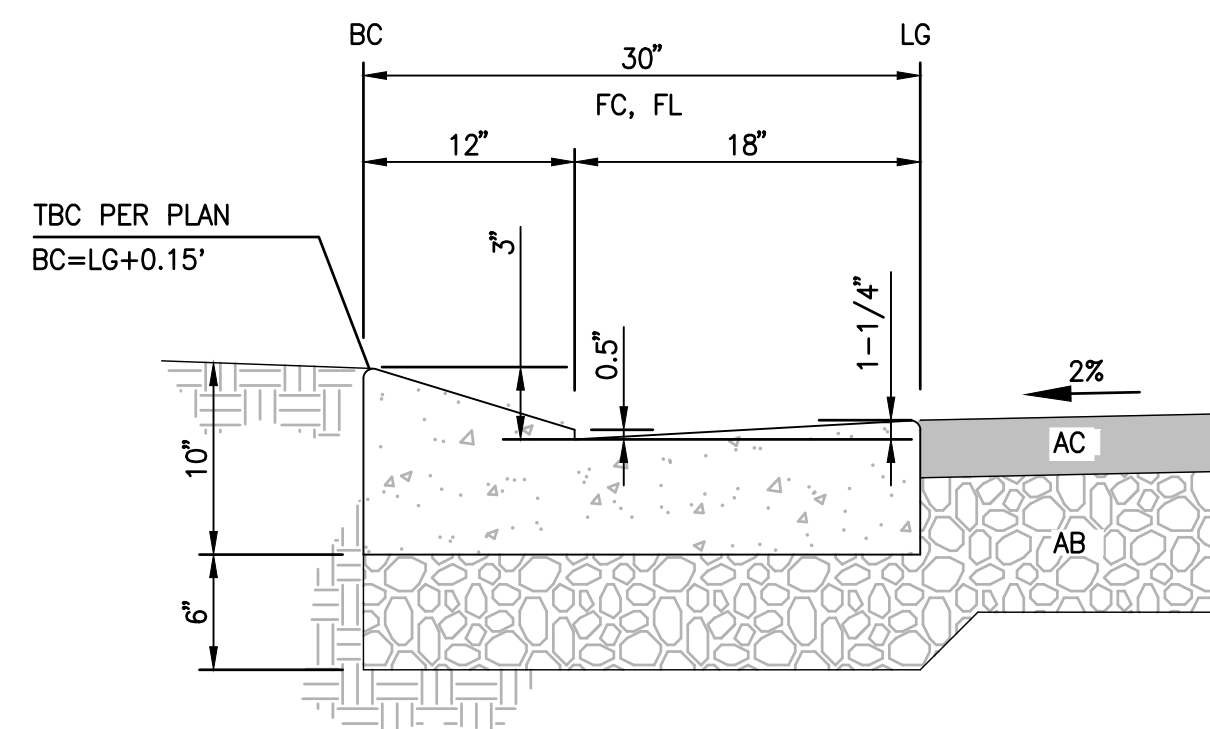
SECTION D
NTS



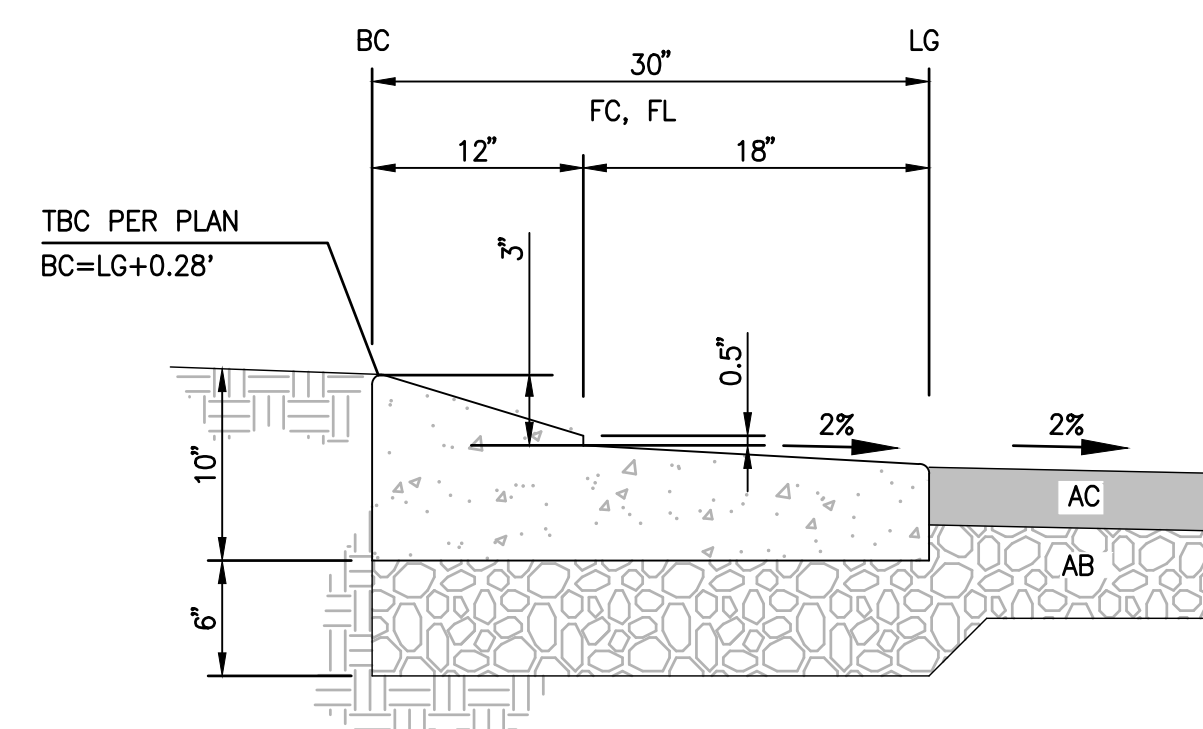
SECTION E
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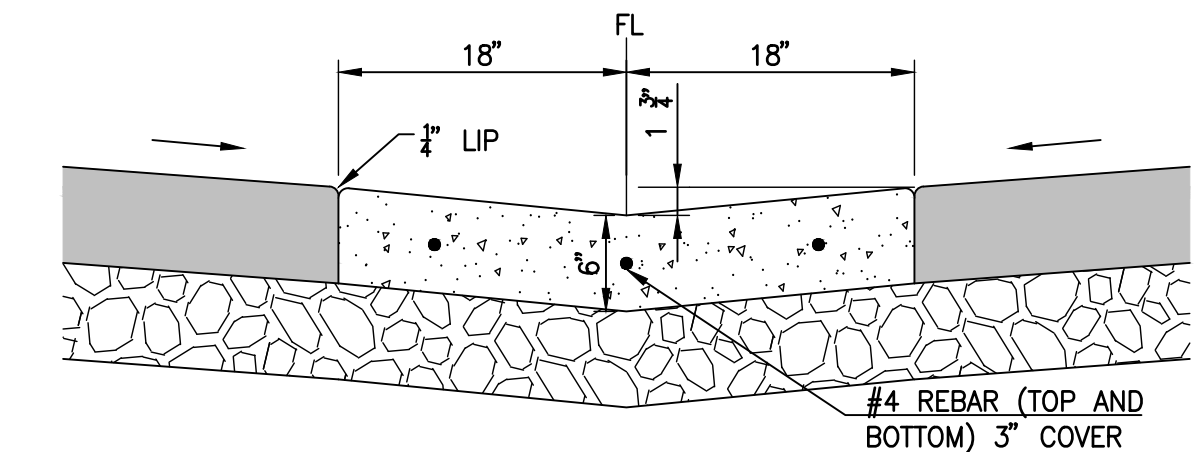
SECTION F
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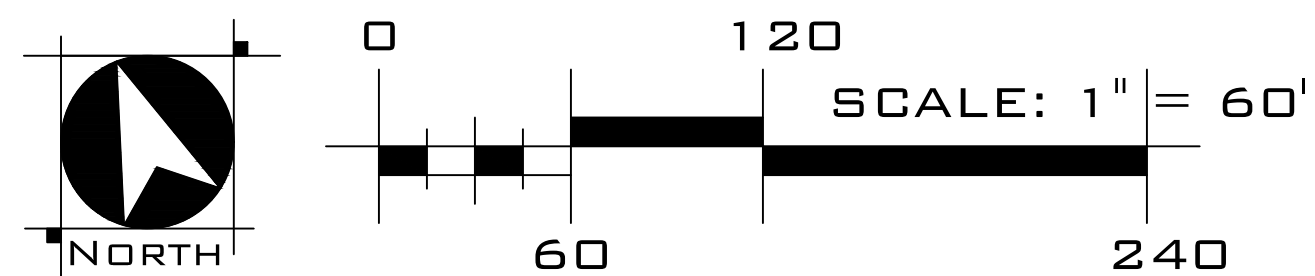
3" BEVELED SPILL CURB AT DRIVEWAYS
NTS



3" BEVELED CATCH CURB AT DRIVEWAYS
NTS



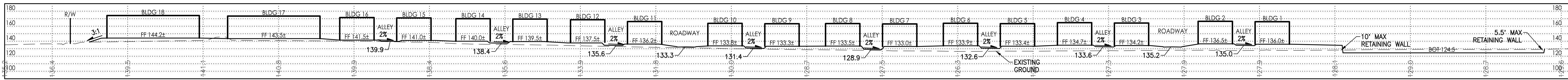
3' VALLEY GUTTER
NTS



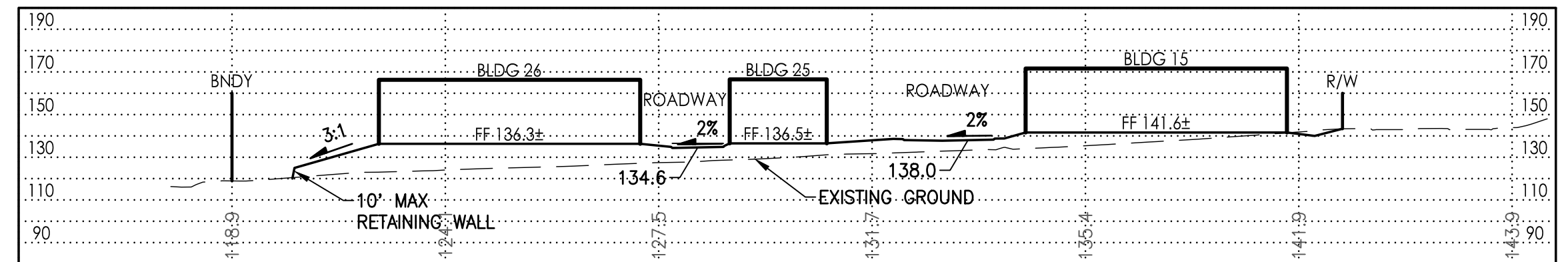
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ANTIOCH, CALIFORNIA
JANUARY 2023 (REVISED MARCH 24, 2023)

STREET SECTIONS
C4

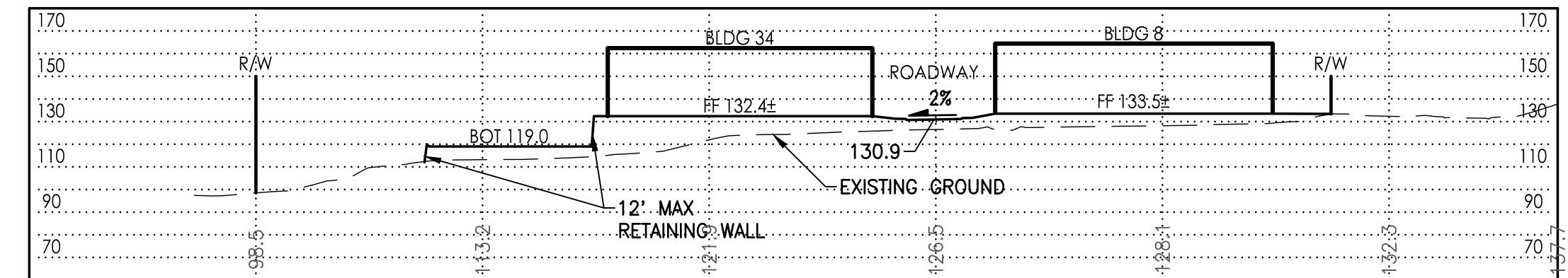
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SECTION 1
SCALE: 1"=60'

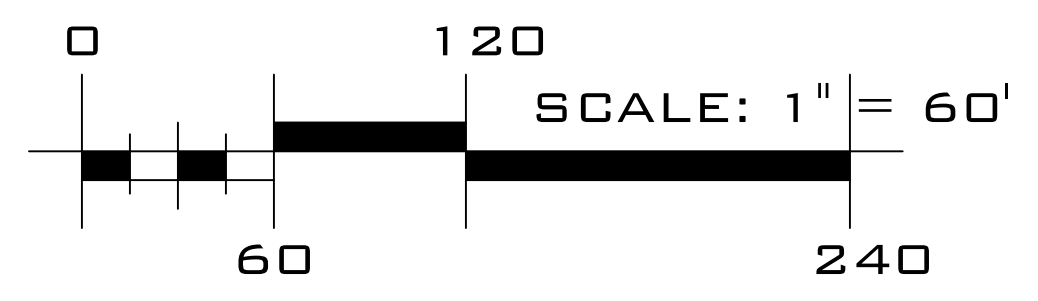
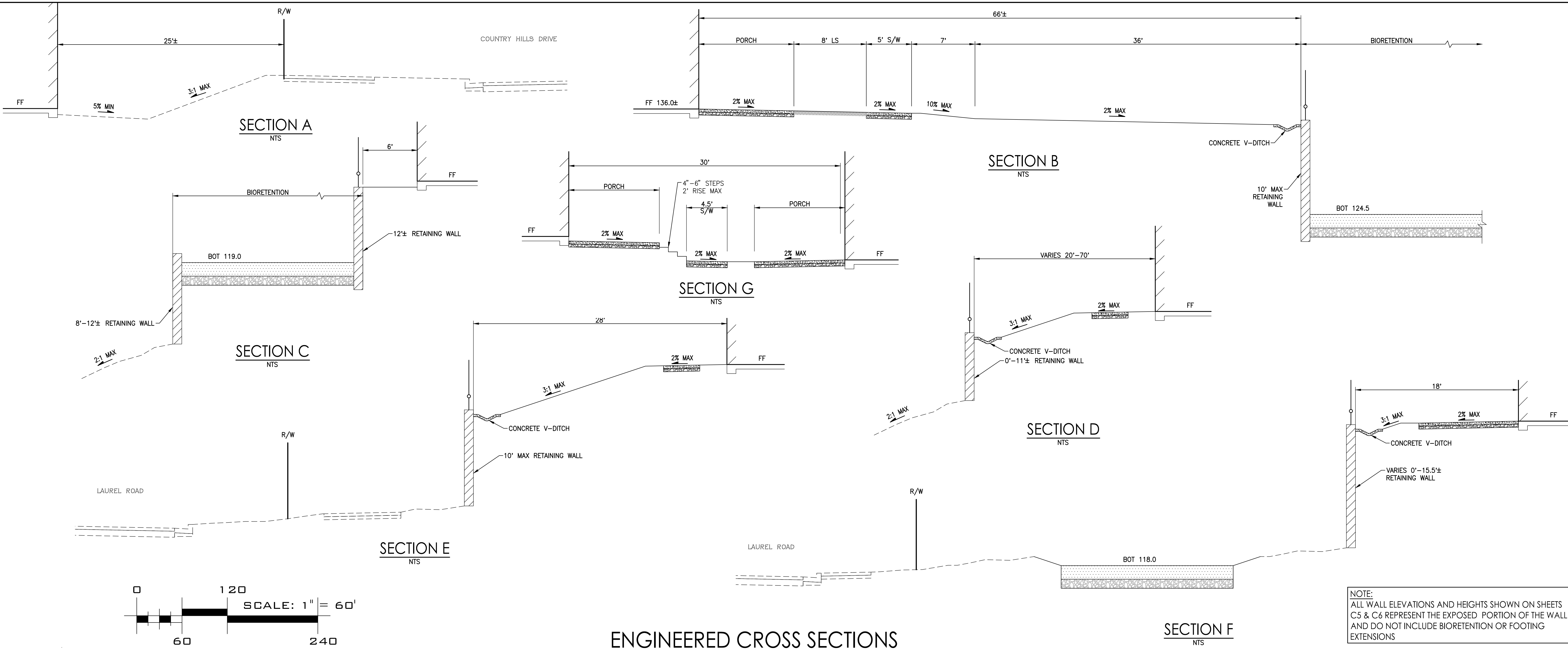


SECTION 2
SCALE: 1"=60'



SECTION 3
SCALE: 1"=60'

TRUE CROSS SECTIONS



NOTE:
ALL WALL ELEVATIONS AND HEIGHTS SHOWN ON SHEETS
C5 & C6 REPRESENT THE EXPOSED PORTION OF THE WALL
AND DO NOT INCLUDE BIORETENTION OR FOOTING
EXTENSIONS

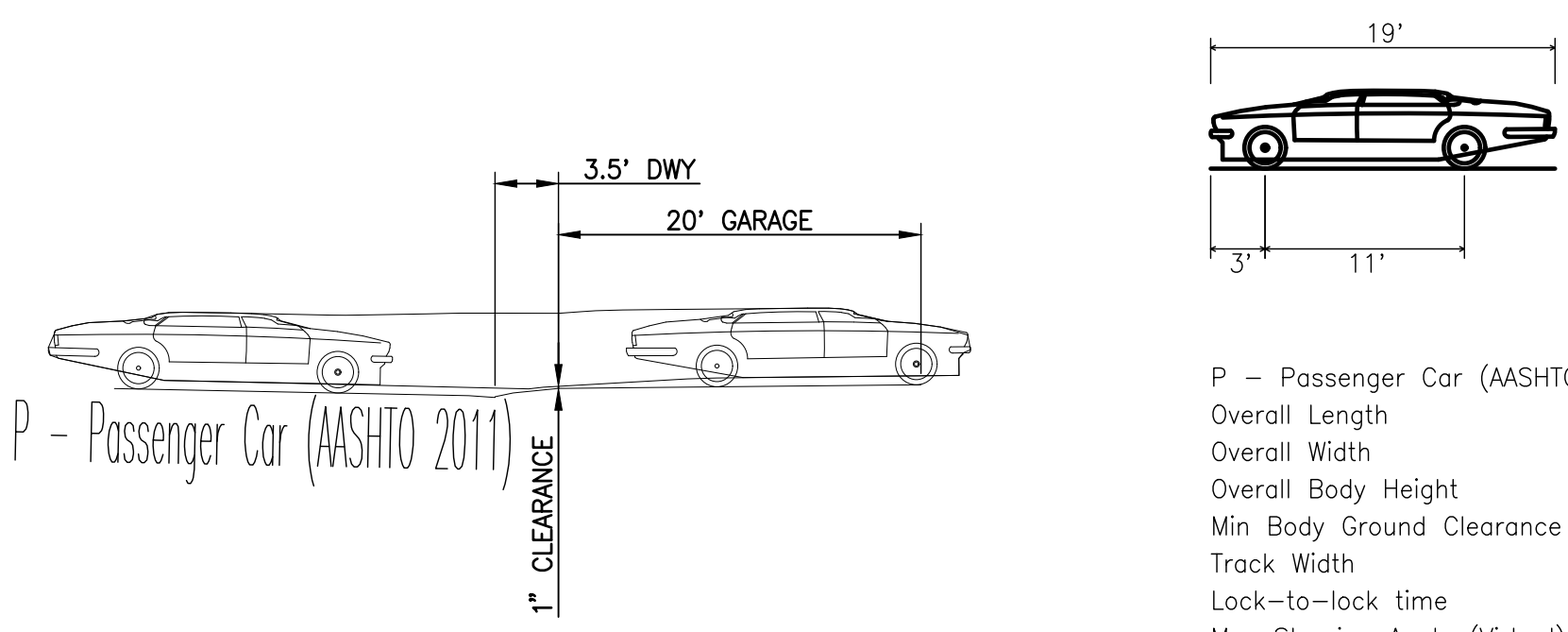
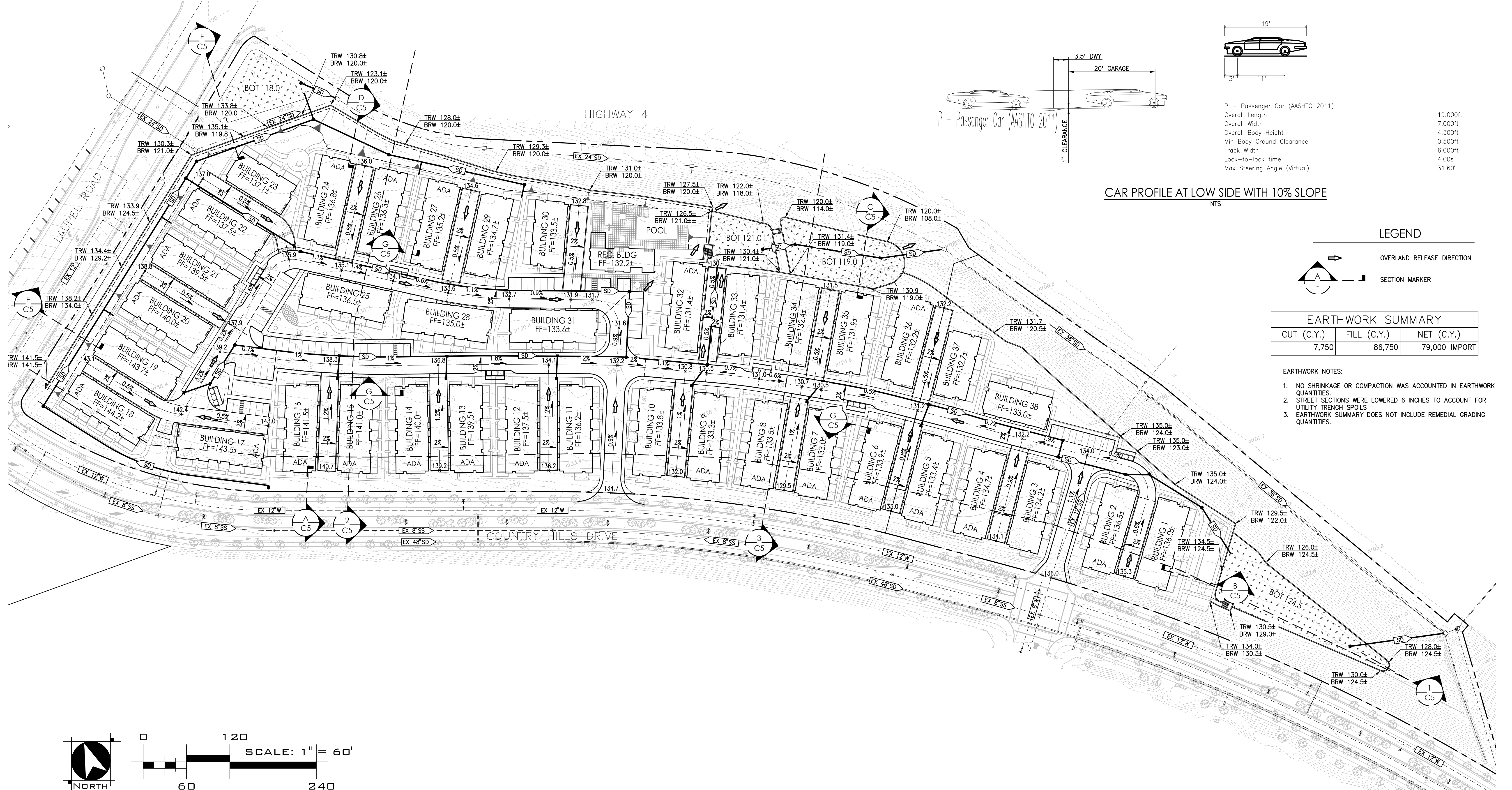
ENGINEERED CROSS SECTIONS

SECTION F
NTS

LAUREL RD & COUNTRY HILLS DR DEVELOPMENT
ANTIOCH, CALIFORNIA
JANUARY 2023 (REVISED MARCH 24, 2023)

ENGINEERED & TRUE CROSS SECTIONS
C5

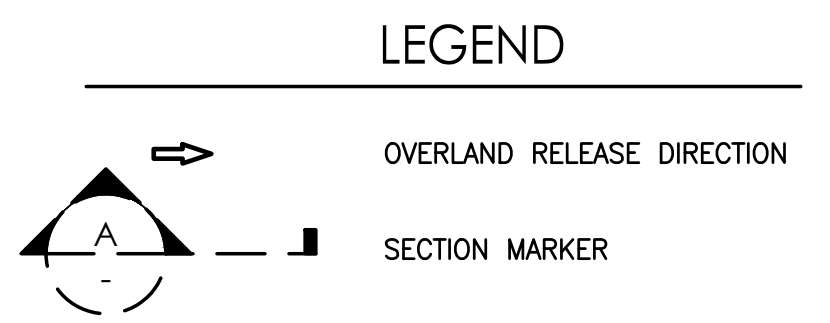
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P - Passenger Car (AASHTO 2011)

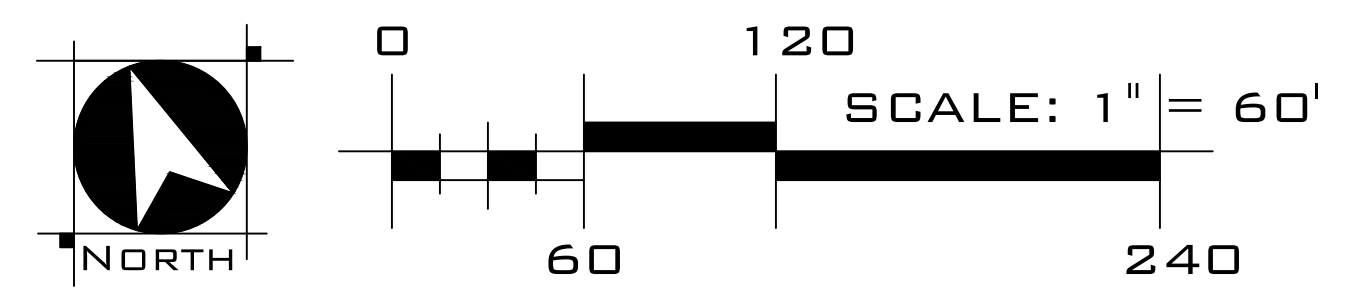
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	0.500ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

CAR PROFILE AT LOW SIDE WITH 10% SLOPE
NTS



EARTHWORK SUMMARY		
CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
7,750	86,750	79,000 IMPORT

- EARTHWORK NOTES:
- NO SHRINKAGE OR COMPACTION WAS ACCOUNTED IN EARTHWORK QUANTITIES.
 - STREET SECTIONS WERE LOWERED 6 INCHES TO ACCOUNT FOR UTILITY TRENCH SPOILS.
 - EARTHWORK SUMMARY DOES NOT INCLUDE REMEDIAL GRADING QUANTITIES.



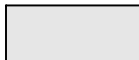
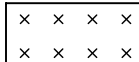



LAUREL RD & COUNTRY HILLS DR DEVELOPMENT
ANTIOCH, CALIFORNIA
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PRELIMINARY GRADING & DRAINAGE PLAN
C6

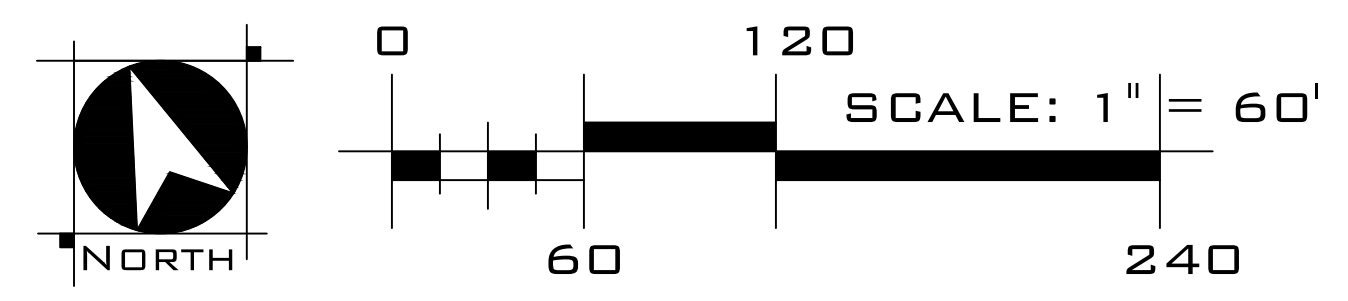
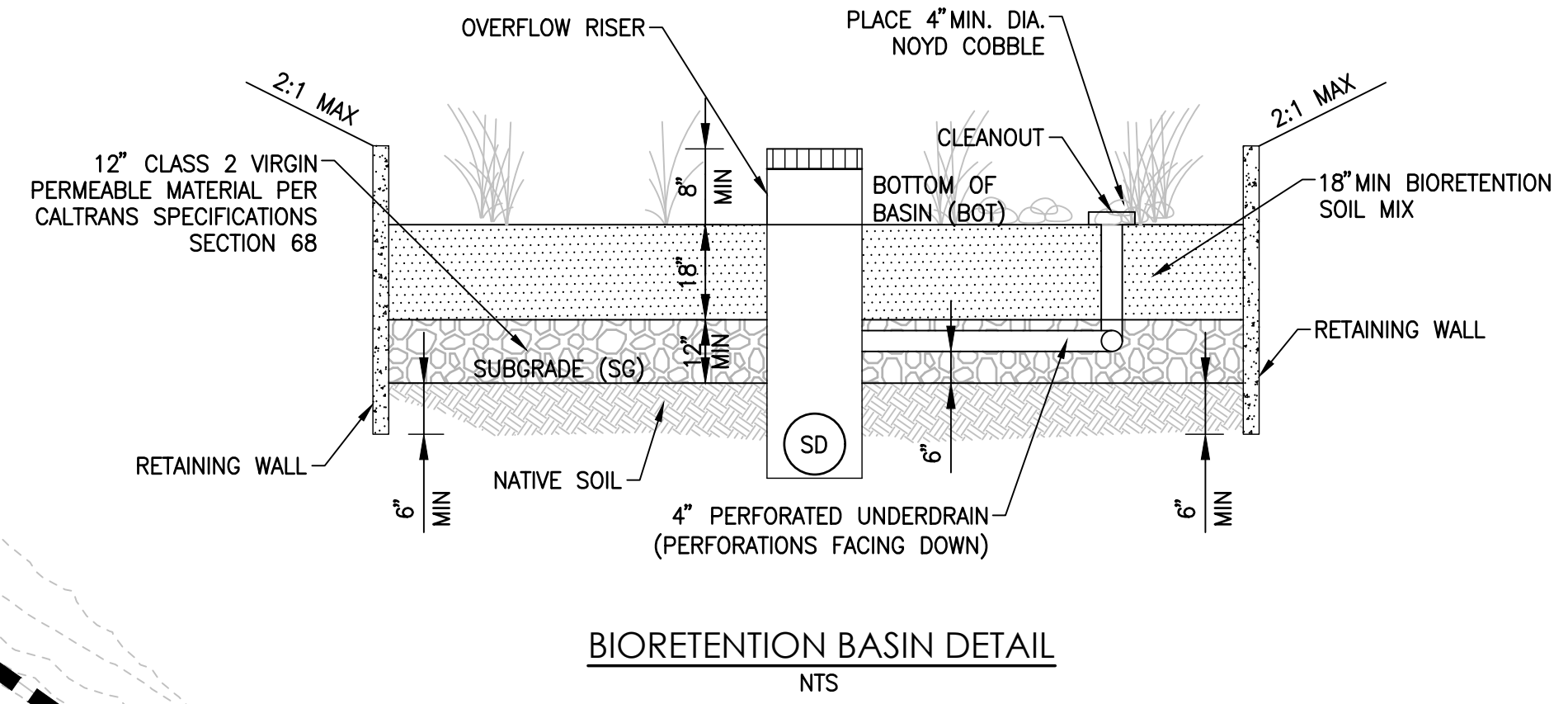
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DRAINAGE MANAGEMENT AREA (DMA) SUMMARY									
DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (4%) (SF)	PROVIDED TREATMENT AREA (SF)	REQUIRED 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	BIORETENTION
2	95,540	69,745	25,800	72,324	2,893	6,685	10,732	10,963	BIORETENTION
3	275,785	127,593	47,192	132,312	5,292	13,445	19,634	21,512	BIORETENTION
4	175,440	0	175,440	-	-	-	-	-	SELF-TREATING

- LEGEND**
-  ASPHALT PAVING
 -  BIORETENTION
 -  DMA BOUNDARY
 -  DRAIN INLET
 -  STORM DRAIN MANHOLE

NOTES:
 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.



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 ANTIOCH, CALIFORNIA
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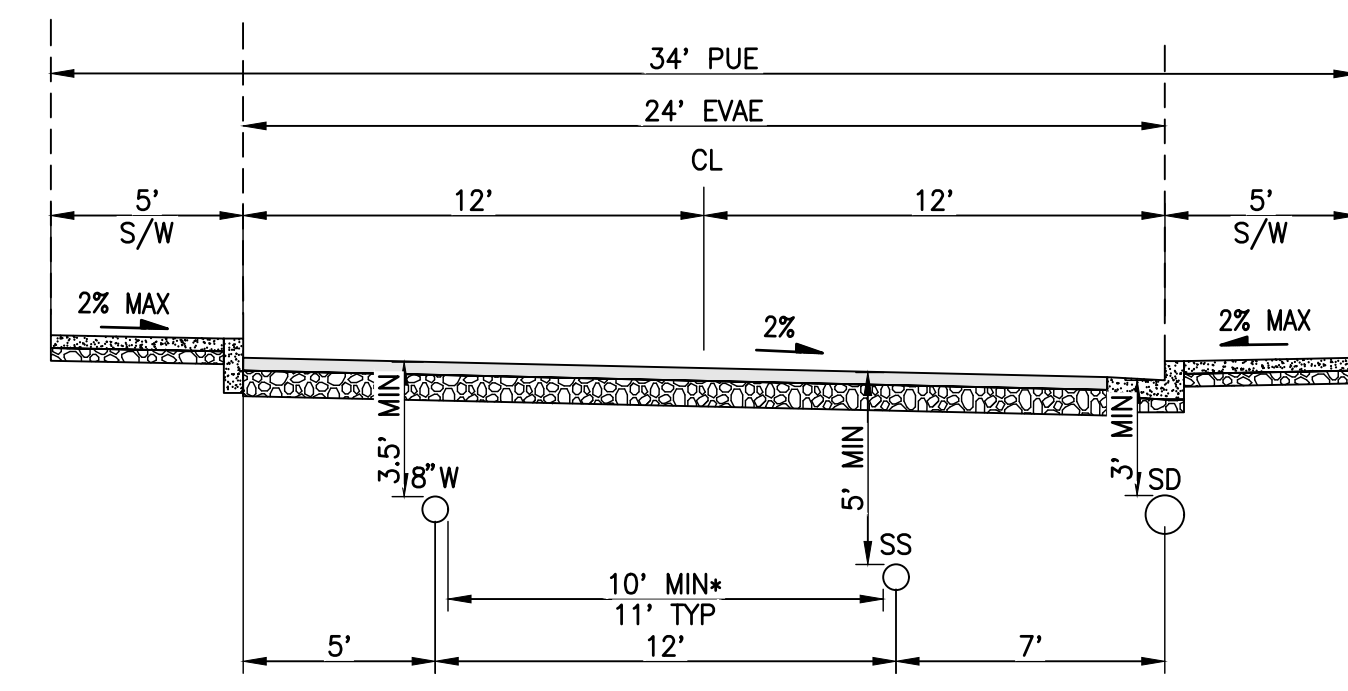
STORMWATER CONTROL PLAN
C7

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LEGEND

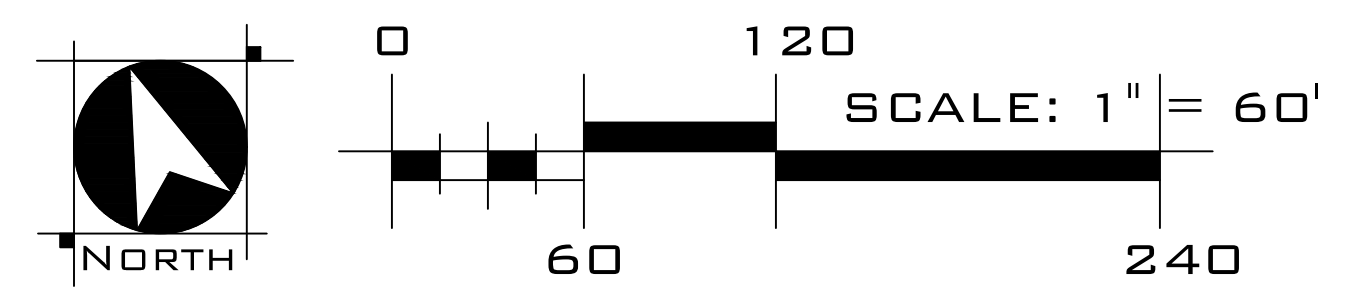
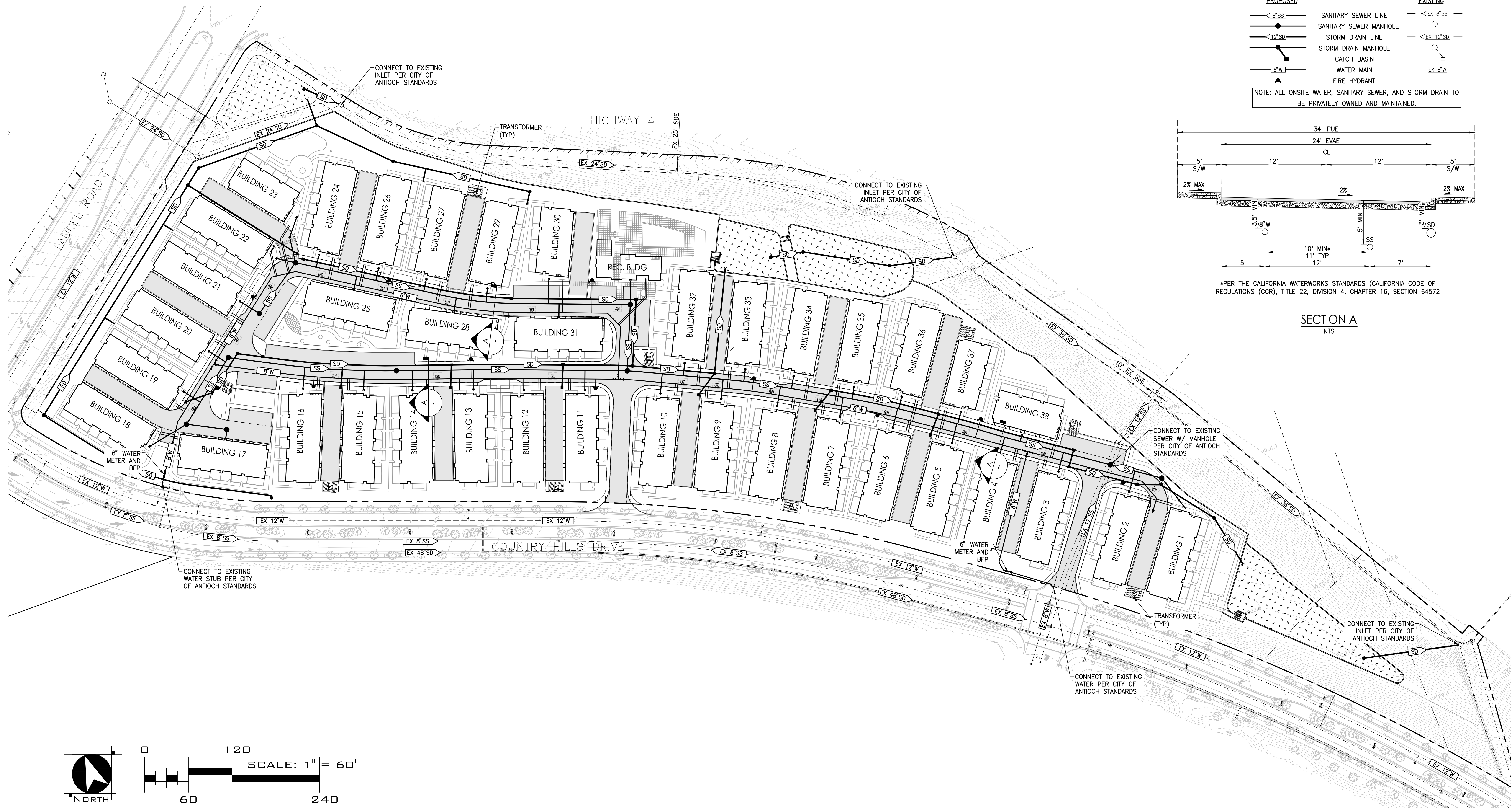
PROPOSED	EXISTING

NOTE: ALL ONSITE WATER, SANITARY SEWER, AND STORM DRAIN TO BE PRIVATELY OWNED AND MAINTAINED.



*PER THE CALIFORNIA WATERWORKS STANDARDS (CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 22, DIVISION 4, CHAPTER 16, SECTION 64572

SECTION A
NTS

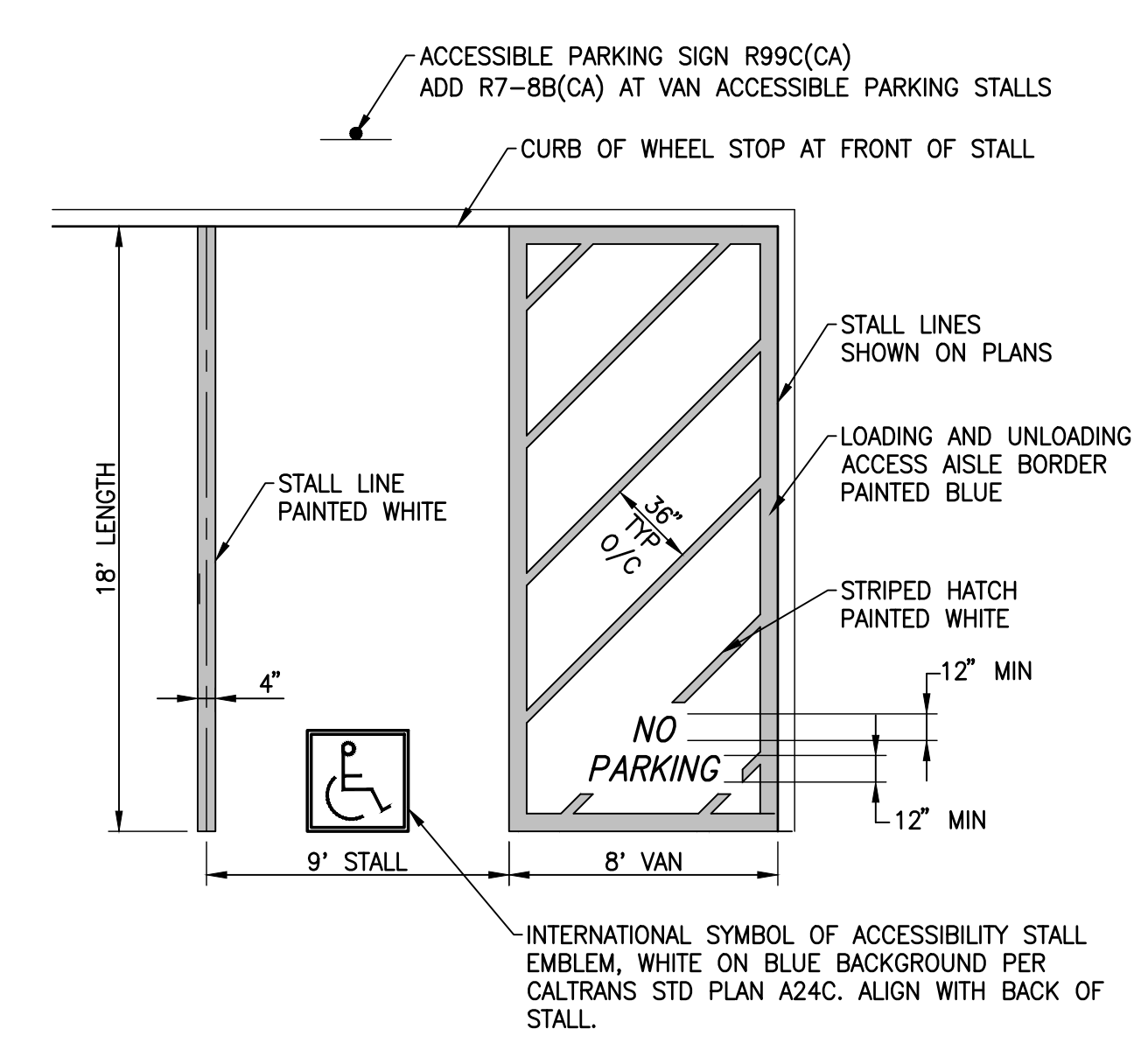
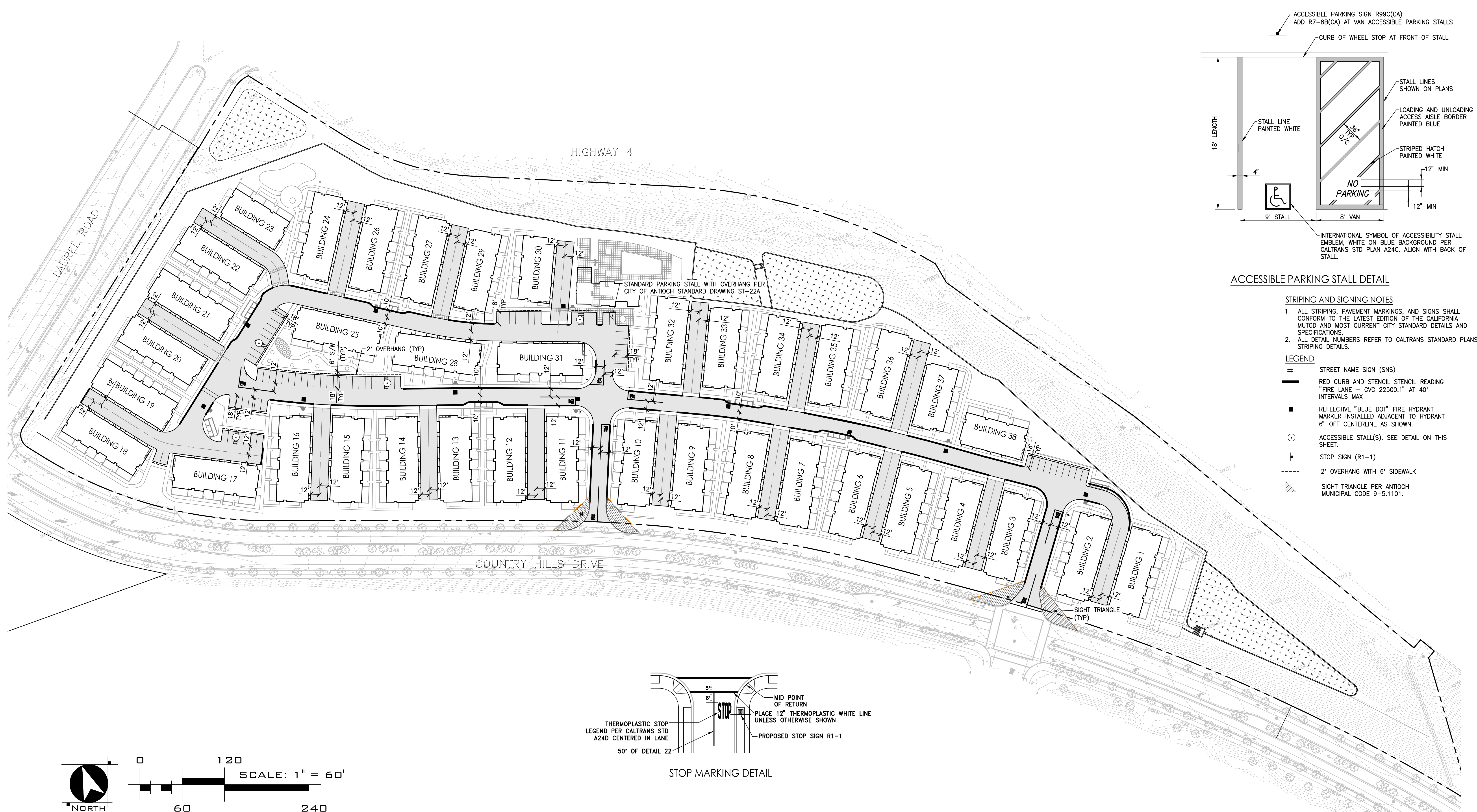


LAUREL RD & COUNTRY HILLS DR DEVELOPMENT
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JANUARY 2023 (REVISED MARCH 24, 2023)

PRELIMINARY UTILITY PLAN
C8

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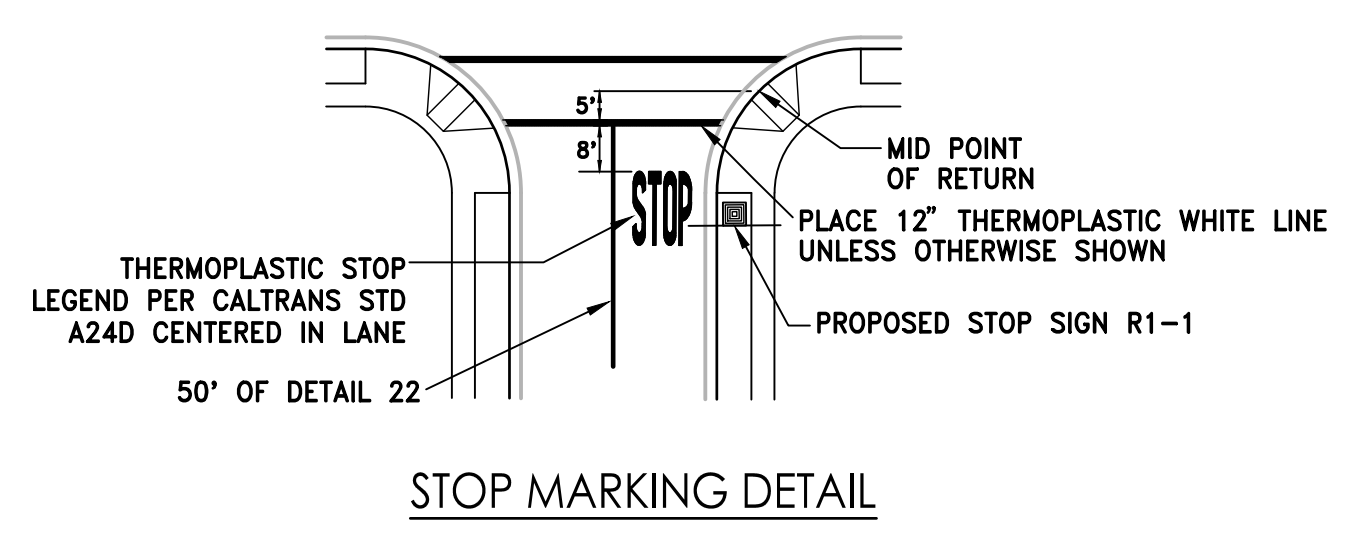
ACCESSIBLE PARKING STALL DETAIL

STRIPING AND SIGNING NOTES

1. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MUTCD AND MOST CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL DETAIL NUMBERS REFER TO CALTRANS STANDARD PLANS STRIPING DETAILS.

LEGEND

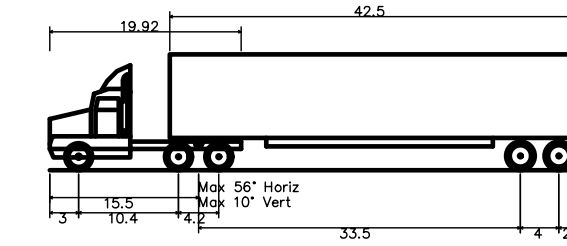
- # STREET NAME SIGN (SNS)
- RED CURB AND STENCIL STENCIL READING "FIRE LANE - CVC 22500.1" AT 40' INTERVALS MAX
- REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO HYDRANT 6" OFF CENTERLINE AS SHOWN.
- ACCESSIBLE STALL(S). SEE DETAIL ON THIS SHEET.
- ⊥ STOP SIGN (R1-1)
- - - 2' OVERHANG WITH 6' SIDEWALK
- ▲ SIGHT TRIANGLE PER ANTIOCH MUNICIPAL CODE 9-5.1101.



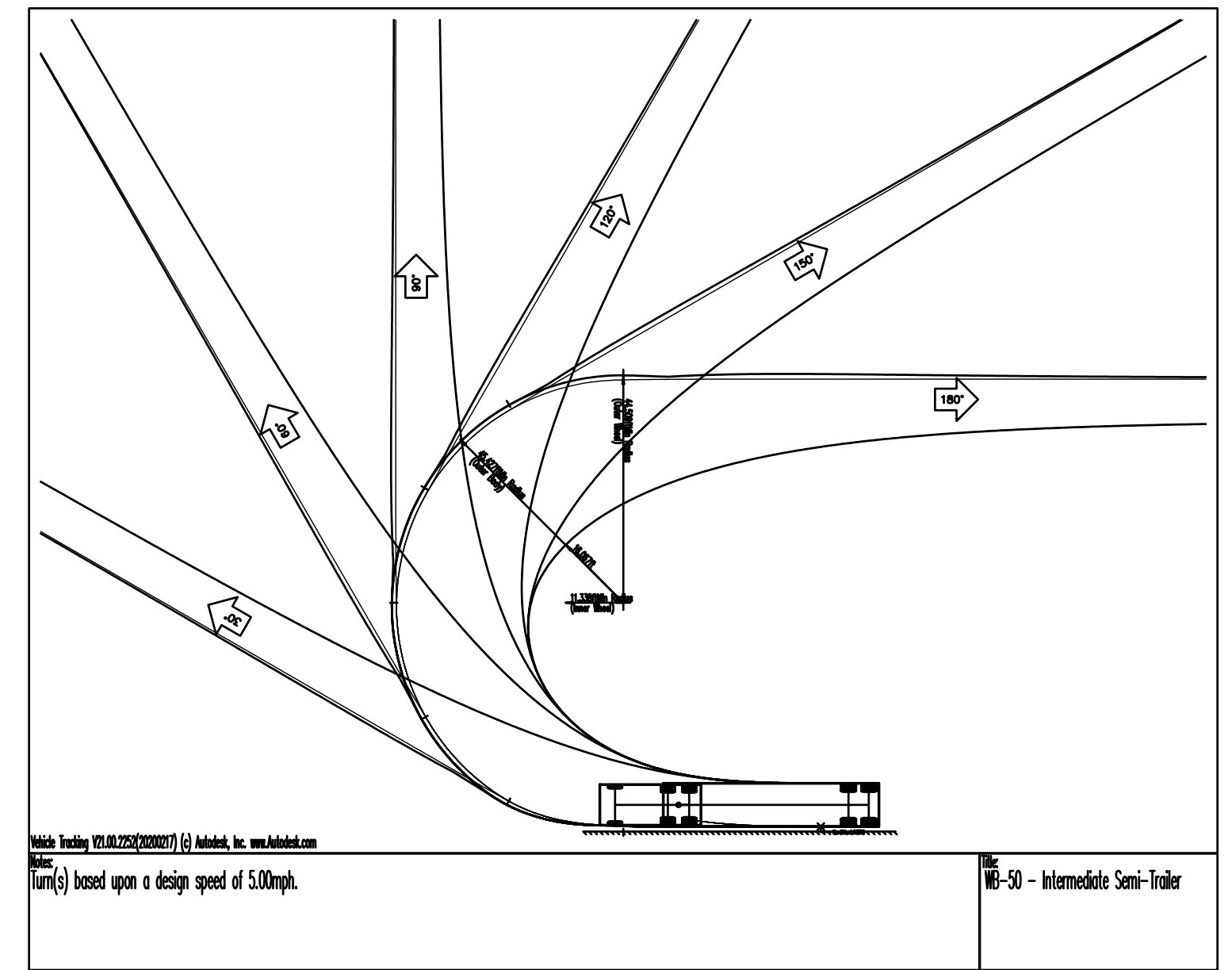
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 JANUARY 2023 (REVISED MARCH 24, 2023)

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

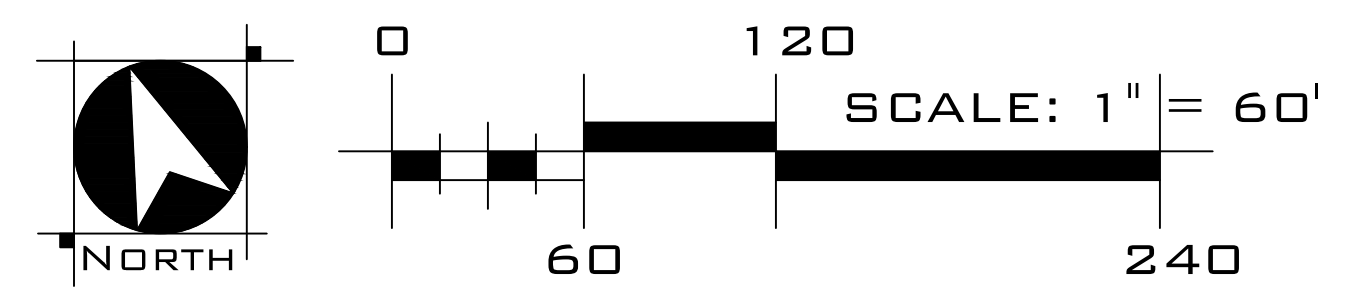


WB-50 - Intermediate Semi-Trailer
 Overall Length 55.00ft
 Overall Width 8.50ft
 Overall Body Height 12.05ft
 Min Body Ground Clearance 6.34ft
 Max Tractor Width 8.50ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 17.90



LEGEND

▲ FIRE HYDRANT



LAUREL RD & COUNTRY HILLS DR DEVELOPMENT
 ANTIOCH, CALIFORNIA
 JANUARY 2023 (REVISED MARCH 24, 2023)

TRUCK TURNS
 C10

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GENERAL

- 1. ALL WORK SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS 2022 TITLE 24, 2020 N.E.C. & 2022 C.C. AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH CBC 2022 AND ALL EQUIPMENT AND SYSTEMS SHALL BE U.L. LISTED.
2. 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 BE EXPOSED. INSTALL ALL WORK PARALLEL OR PERPENDICULAR TO BUILDING LINES UNLESS OTHERWISE NOTED.
3. INSTALL THE ELECTRICAL SYSTEM USING CONSTRUCTION MEANS, METHODS, AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, INSTRUCTIONS, AND TRADE "BEST PRACTICES" STANDARDS, AND APPLICABLE NATIONAL AND LOCAL CODES.
4. PROVIDE ALL LABOR, MATERIALS, TOOLS, PERMITS, FEES, TRANSPORTATION, ETC REQUIRED TO PROVIDE A COMPLETE AND FULLY-FUNCTIONING ELECTRICAL SYSTEM TO THE OWNERS SATISFACTION.
5. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE NEW AND SUPPLIED WITH ALL THE NECESSARY FITTINGS, ATTACHMENTS, AND ACCESSORIES FOR A COMPLETE INSTALLATION.
6. CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT, ELECTRICAL MATERIALS AND LIGHTING FIXTURES FOR APPROVAL PRIOR TO ORDERING.
7. 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 FIT IN THE ACTUAL SPACE PRIOR TO ORDERING THE EQUIPMENT.
8. 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/RECONSTRUCTION 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 PROCESS.
9. REFER AND REFER 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 REQUIREMENTS.
10. ALL HORIZONTAL AND VERTICAL PIPING, CONDUITS, AND DUCTS INTHTROUGH 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 HORIZONTAL/VERTICAL PIPING, CONDUITS AND DUCTS IN AREAS OF CONGESTED REINFORCEMENT SUCH AS COLUMNS, COLUMN CAPS AND COLUMN STRIPS.
11. 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 CONSULTANTS (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 OWNERS 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 WORKSMANSHIP 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 THE JOB.
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 OWNERS 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.
21. 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 UNDERWRITERS 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.

POWER

- 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.
5. 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).
6. 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.
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 CIRCUIT BREAKER MUST BE USED.
12. ALL BRANCH CIRCUIT BREAKERS SHALL BE NOOD (OR APPROVED EQUAL) AND HAVE MIN 75" RATED TERMINATION LUGS.
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 MANUFACTURERS 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 200.4.
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 TRAY) 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) FOAM, ETC. THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE ADJUSTED IN ACCORDANCE WITH TABLE 310.15. REVIEW CEC 334.80.
25. ALL CABLE TRAYS CONTAINING TYPE SE, MC, MI, OR IGS SERVICE ENTRANCE CABLES MUST BE 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.

GROUNDING

- 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.
2. 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.
4. 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.
5. ONSITE INDEPENDANT TESTING OF EQUIPMENT SHALL BE REQUIRED FOR SWITCHGEAR OVER 1,000 AMPS.
6. 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.
7. NEUTRAL BAR SHALL BE ISOLATED FROM THE GROUNDING BUSBAR AT ALL PANELBOARDS SERVING INDIVIDUAL UNITS.

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 CEILINGS 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 PLENN". ALL BALLASTS FOR INDOOR 4' X 4' 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 FIRE).
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 FIXTURES.
17. LUMINARIES FOR GENERAL LIGHTING IN KITCHEN SHALL HAVE LAMPS WITH AN EFFICACY OF NOT LESS 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 HOUSING.
20. WHERE LOW LEVEL EXIT SIGNS ARE SHOWN ON PLANS, THEY SHALL BE MOUNTED NOT LESS THAN 6" AND NO MORE THAN 6" 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 "DARKNIGHT 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

- 1. 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.
3. INSTALL #14-CU CABLE FROM FAN COIL (FAU) TO HEAT PUMP (CONDENSING UNIT) AND INSTALL FUSIBLE DISCONNECT SWITCH NEMA 3R IN-LINE 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

- 1. SUBMIT A VARIANCE TO SEPARATE FIRE ALARM.

ADDITIONAL OTHER NOTES

- 1. 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 IN EACH DWELLING UNIT 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 CLEARANCES AND DIMENSIONS AT THE ELECTRIC ROOM - AS REQUIRED ABOVE.
6. 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

- 1. 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 APPLICABLE 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 PARTY OR ROOM RATED WALLS, MAINTAIN MINIMUM SPACING BETWEEN BOXES AS PER THE NEC.
5. 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.
INSTALL APPROPRIATE SPARE SUTINGS CABLE IN CONSTRUCTION FROM THE COMMON CORRIDOR OUTSIDE OF THE DWELLING UNIT TO THE "ADAPTABLE" LOCATION AND COIL SUFFICIENT SLACK CABLE AT BOTH ENDS.
WHERE DWELLING UNITS INCLUDE AUDIBLE-ONLY FIRE ALARM SIGNALING DEVICES, PROVIDE WIRING (INCLUDING VISUAL DEVICE CONTROLLING WIRING) AT EACH AUDIBLE FIRE ALARM 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 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 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.
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 ADDITIONAL INFORMATION).
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.
8. 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

- 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 LOWVRY'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 LOWVRY'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 CROSSEOVERS 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

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

ELECTRICAL SHEET INDEX

Table with 3 columns: NO., SHEET, DESCRIPTION. Rows include SHEET INDEX & GENERAL NOTES, ABBREVIATIONS & SYMBOL LIST, DETAILS, SINGLE LINE DIAGRAM - BUILDING 1 & 2, SINGLE LINE DIAGRAM - BUILDING 3 & 4, SINGLE LINE DIAGRAM - RECREATION/LEASING OFFICE, LOAD CALCULATIONS & EQUIPMENT SCHEDULES, PANEL SCHEDULES, SITE LIGHTING NOTES, SITE UTILITY PLAN - AREA A, SITE UTILITY PLAN - AREA B, SITE LIGHTING PLAN - AREA A, SITE LIGHTING PLAN - AREA B, PHOTOMETRIC SITE PLAN - AREA A, PHOTOMETRIC SITE PLAN - AREA B, LIGHTING SPECIFICATIONS, BUILDING 1A & 1B - FIRST FLOOR PLAN, BUILDING 2A & 2B - SECOND FLOOR PLAN, BUILDING 3B - FIRST FLOOR PLAN, BUILDING 4A - FIRST FLOOR PLAN, RECREATION / LEASING OFFICE - LIGHTING PLAN, RECREATION / LEASING OFFICE - POWER PLAN, UNIT 1A, 1B & 1C - FLOOR PLANS, UNIT 2A, 2B, 2C, 2D & 2XB - FLOOR PLANS, UNIT 3A & 3B - FLOOR PLANS, UNIT 3XA & 3XB - FLOOR PLANS, UNIT 3XA-ACC & 3XB-ACC - FLOOR PLANS, TITLE 24 LTO OUTDOOR FORMS

GOUVIS engineering group, inc. 15 Studebaker Irvine CA 92618 Irvine tel 949.752.1612 fax 949.752.5321 Palm Springs tel 760.323.5090

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PROJECT:

Laural Ranch Townhomes

DEVELOPER:

Bassenian Lagoni

ARCHITECT:

Bassenian Lagoni

LOCATION:

Antioch County CA

REVISIONS

Table with 3 columns: NO., DATE, DESCRIPTION. Empty rows for revisions.

SHEET NAME:

SHEET INDEX & GENERAL NOTES

PROJECT NUMBER:

66235

ENGINEER:

DRAFTER:

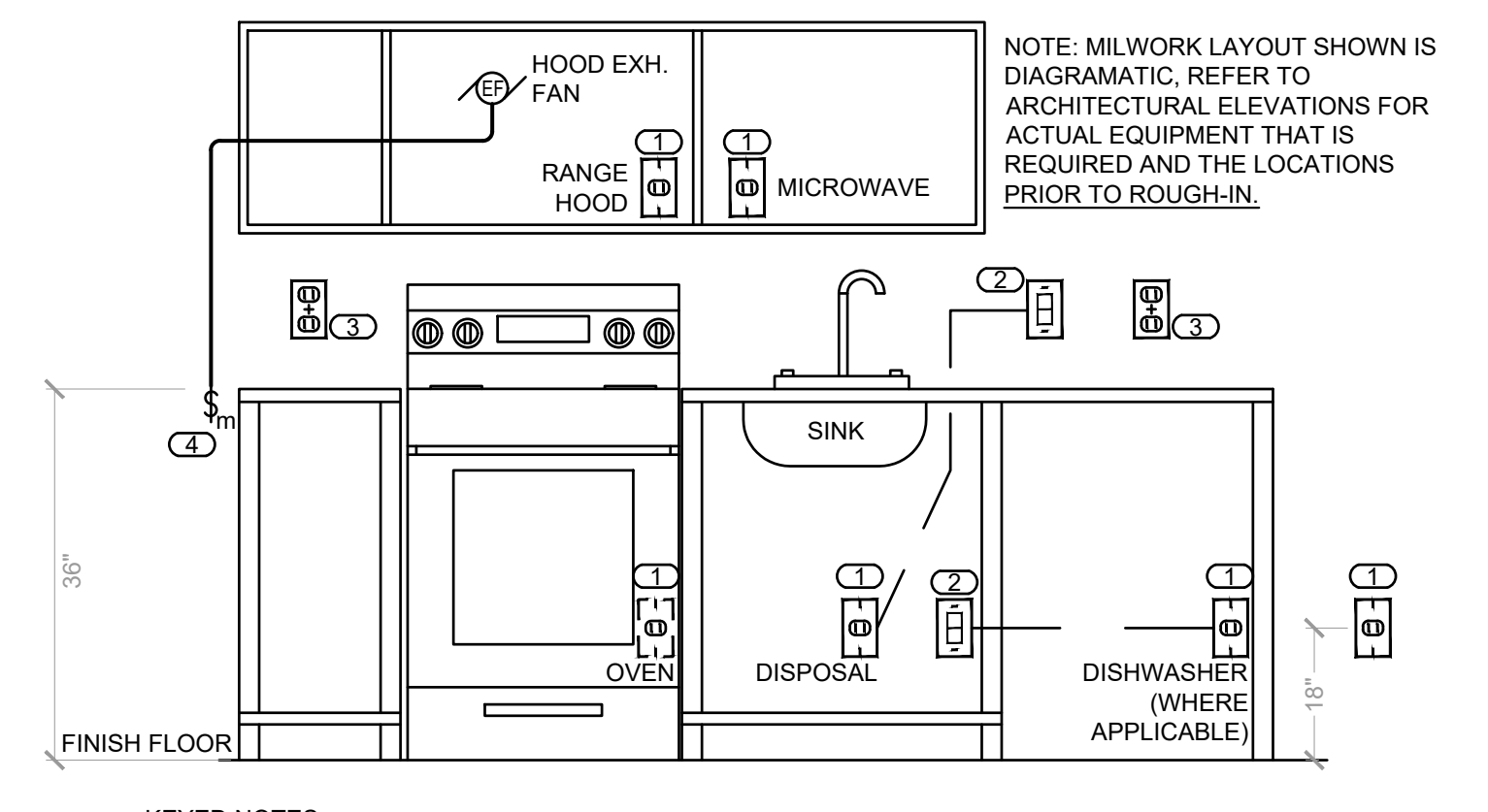
SHEET NUMBER:

E-0.1

SHEET INDEX & GENERAL NOTES

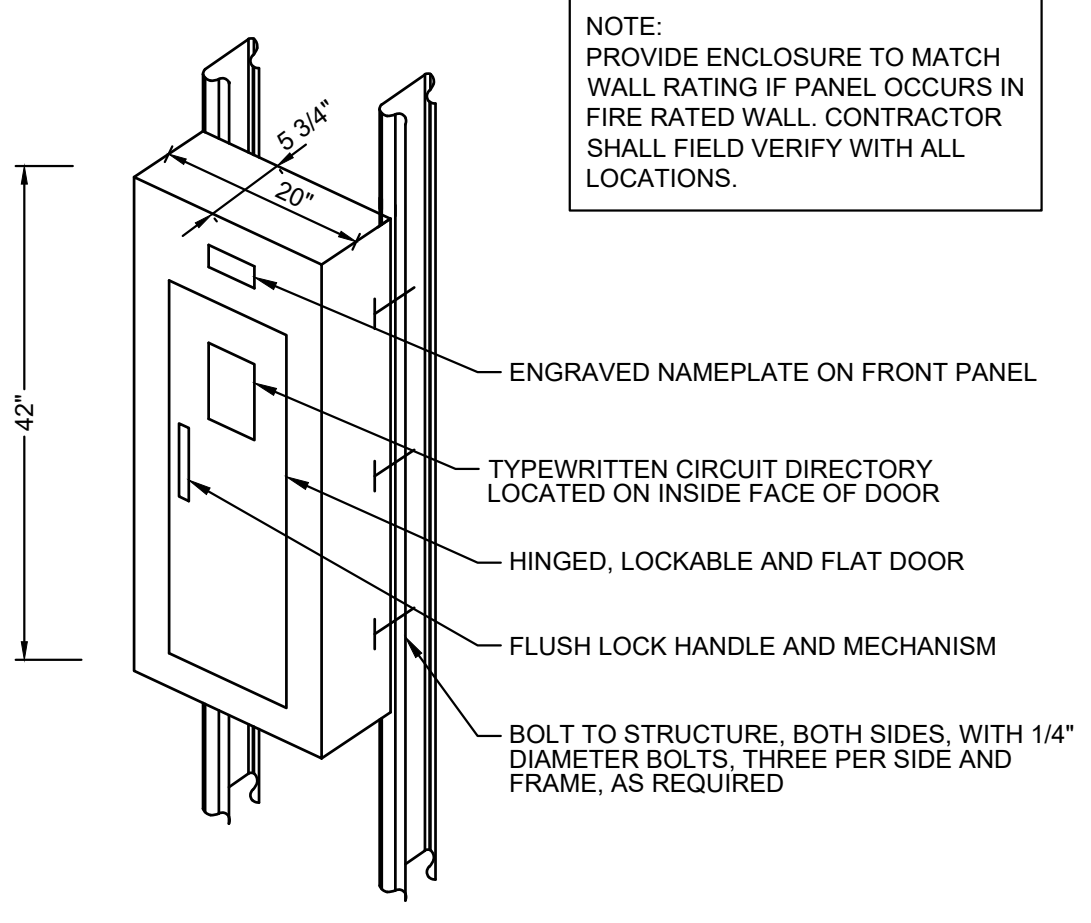


REVISIONS		
NO.	DATE	DESCRIPTION

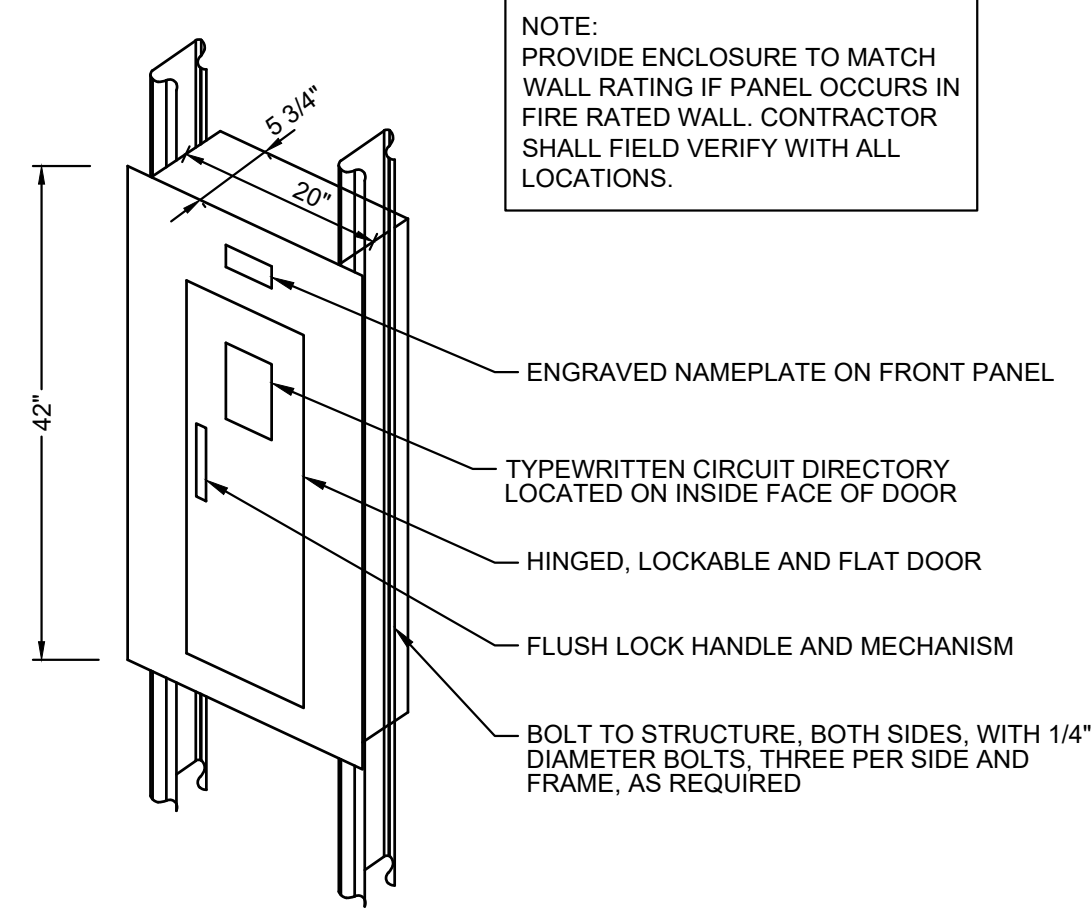


- KEYED NOTES:
- 1 DEDICATED SIMPLEX RECEPTACLE MOUNTED IN CASEWORK FOR LOAD INDICATED RELATIVE LOCATIONS ARE DIAGRAMATIC, REFER TO ARCHITECTURAL PLANS FOR ACTUAL LOCATIONS.
 - 2 DISCONNECT SWITCH FOR SIMPLEX RECEPTACLE SERVING DISPOSALS AND DISHWASHER, LABEL SWITCHES: "DISPOSAL" AND "DISHWASHER DISCONNECT".
 - 3 GFCI(A)F RECEPTACLE ON EACH COUNTER AND ON EITHER SIDE OF SINK. PROVIDE A MINIMUM OF TWO DEDICATED COUNTERTOP RECEPTACLES. CIRCUIT ALL OTHER COUNTERTOP RECEPTACLES TOGETHER ON A COMMON CIRCUIT.
 - 4 SWITCH FOR CONTROLLING RANGE HOOD FAN, PER TITLE 24

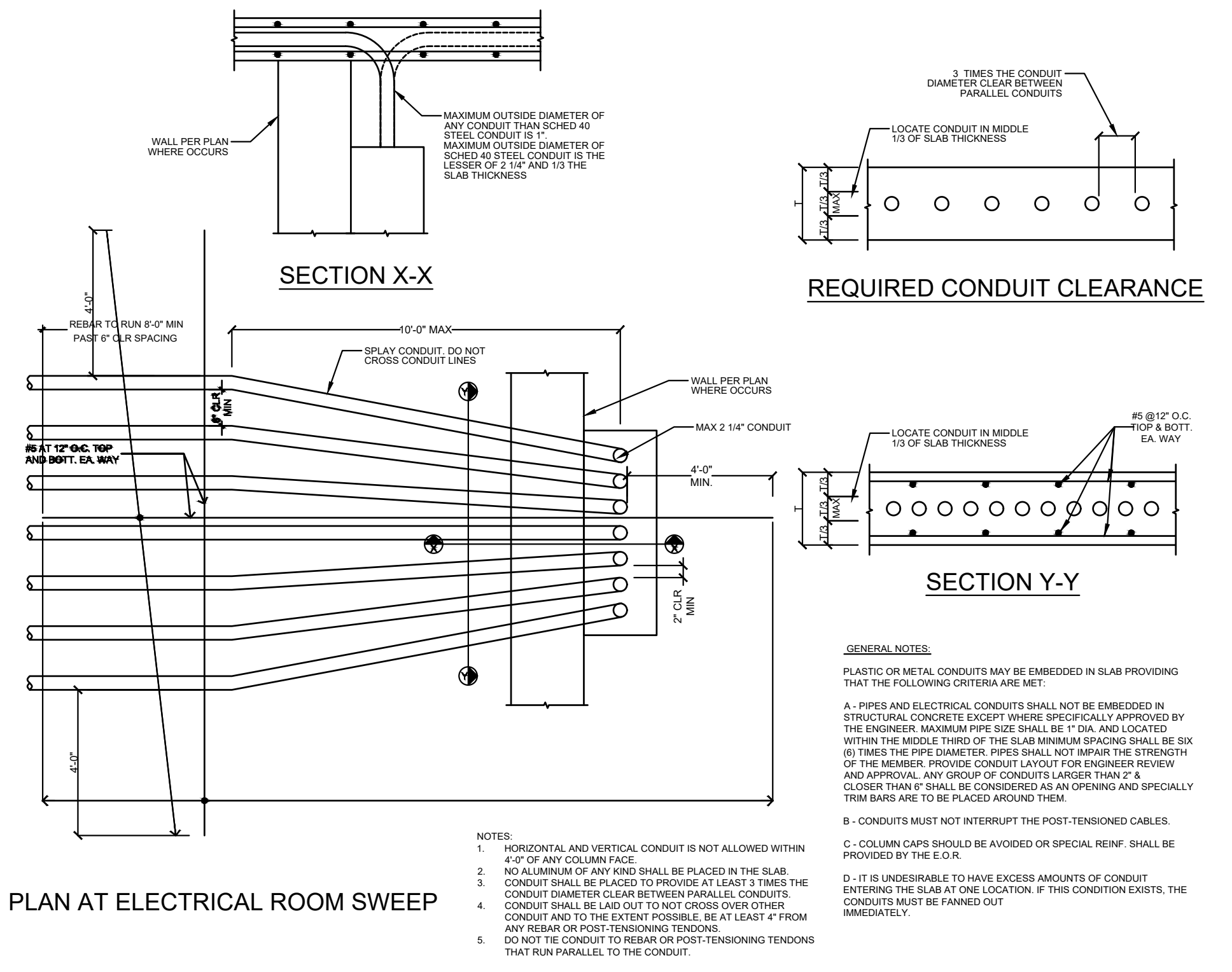
KITCHEN RECEPTACLE LAYOUT 3



SURFACE MOUNTED PANEL 4

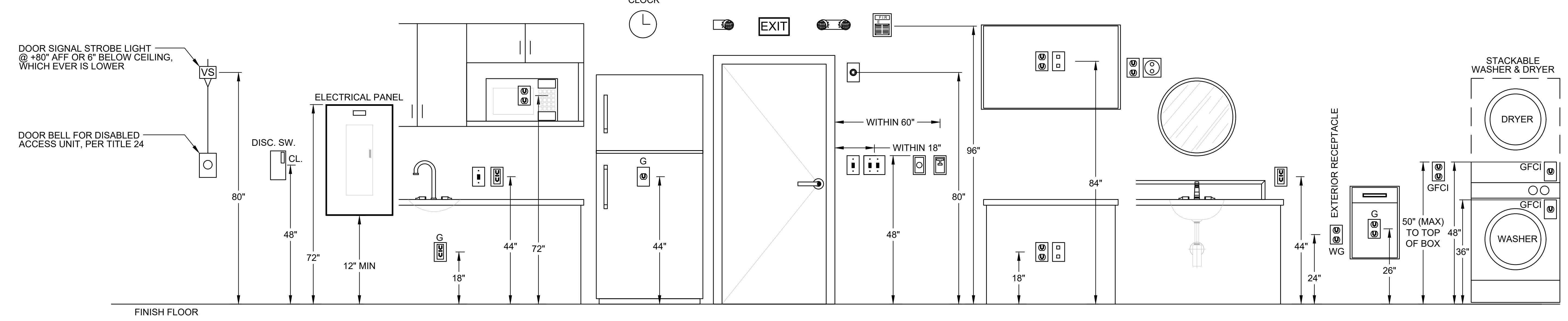


RECESSED MOUNTED PANEL 5

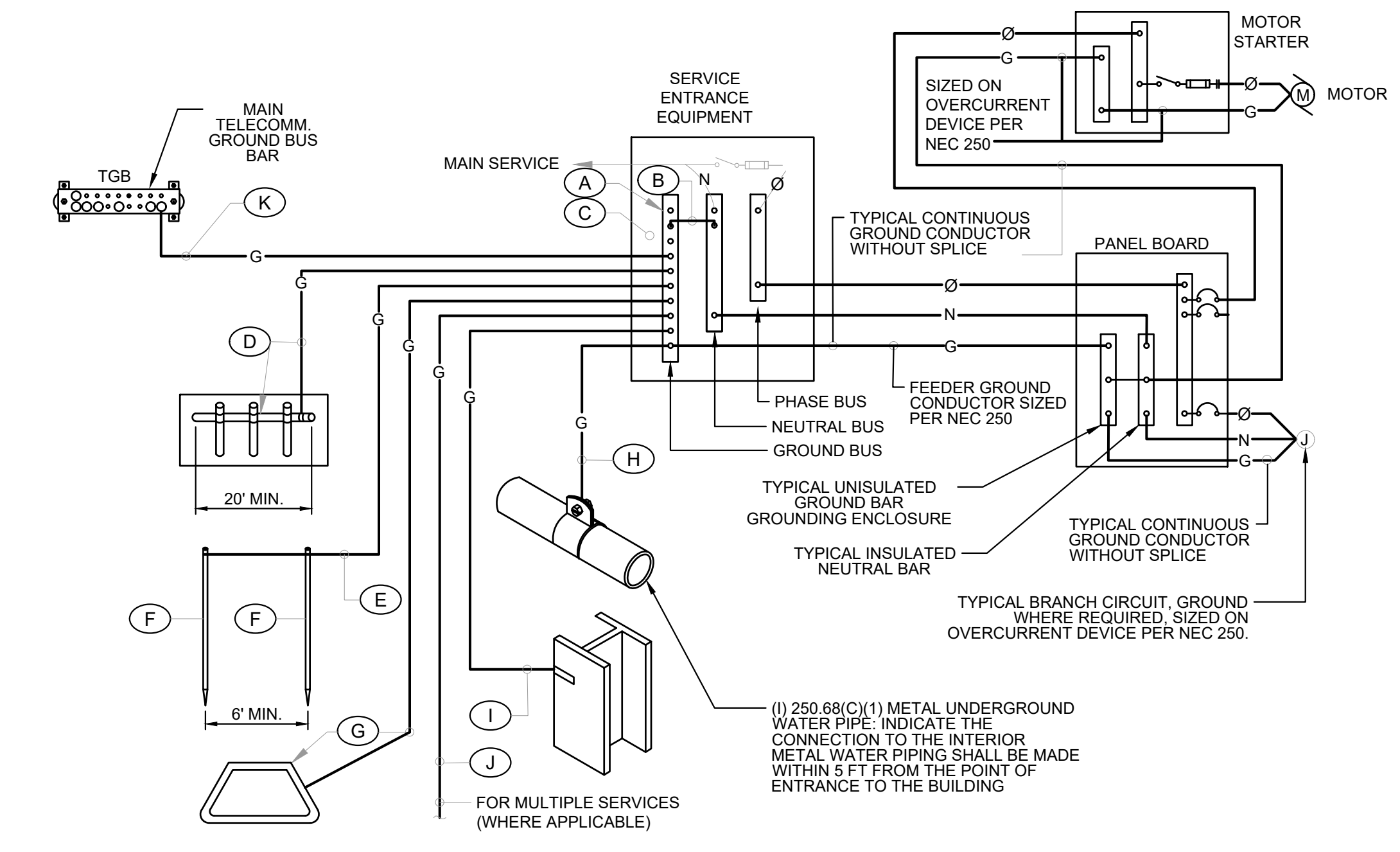


REINFORCING AND CLEARANCES AT CONDUIT IN SLAB 6

- NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL TELEVISION OUTLETS WITH THE ARCHITECT PRIOR TO INSTALLATION.
 2. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING OF THE DEVICES.
 3. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED OF THIS PROJECT.
 4. FIRE ALARM HORN/STROBES ARE TO BE MOUNTED NO HIGHER THAN 96" AND NO LOWER THAN 80" ON CENTER.



TYPICAL ELECTRICAL DEVICE HEIGHT 2



CODE REFERENCE (SEE SPECIFICATIONS)	GROUNDING SCHEDULE										
	A	B	C	D	E	F	G	H	I	J	K
	FACTORY INSTALLED GROUND BUS BAR	INTEGRATED BUS BAR MAIN JUMPER	INTEGRATED BUS BAR CASE BOND JUMPER	CONCRETE ENCASED ELECTRODE (UFER)	GROUNDING ELECTRODE CONDUCTOR TO ROD, PIPE OR PLATE	CU OR CU-CLAD STEEL GROUND ROD	COPPER GROUND RING CONDUCTOR	METALLIC PIPING BONDING CONDUCTOR	BUILDING SERVICE BONDING CONDUCTOR	MULTIPLE SERVICE BONDING CONDUCTOR	TELEPHONE SYSTEM BONDING CONDUCTOR
200 AMP AND LESS	N.E.C. 250.102	N.E.C. 250.102	N.E.C. 250.50(c)	N.E.C. 250.66(b)	N.E.C. Table 250.66	N.E.C. 250.52(A)(5)	N.E.C. 250.50(d)	N.E.C. 250.50(a)	N.E.C. 250.50(b)	N.E.C. 250.66	N.E.C. 250.66
225 AMP	#4	#4	#4	#4	#4	3/4" x 10'	#2	#4	#4	#4	#6
400 AMP	#2	#2	#4	#2	#2	3/4" x 10'	#2	#2	#2	#2	#6
600 AMP	#1/0	#1/0	#4	#1/0	#1/0	3/4" x 10'	#1/0	#1/0	#1/0	#1/0	#6
800 AMP	#2/0	#2/0	#4	#3/0	#3/0	3/4" x 10'	#2/0	#2/0	#2/0	#2/0	#6
1000 AMP	#3/0	#3/0	#4	#3/0	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
1200 AMP	#3/0	#3/0	#4	#3/0	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
1600 AMP	250kMIL	250kMIL	#4	#3/0	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
2000 AMP	350kMIL	350kMIL	#4	#3/0	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
2500 AMP	400kMIL	400kMIL	#4	#3/0	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
3000 AMP	500kMIL	500kMIL	#4	#3/0	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
	500kMIL	500kMIL	#4	#3/0	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6

SHALL BE SIZED TO ACCOMMODATE ALL GROUND WIRE LOSSES AS INDICATED ON THIS SCHEDULE UNLESS OTHERWISE SPECIFIED ELSEWHERE ON PLANS OR SPECIFICATIONS

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, I AND J MUST BE BONDED TOGETHER AND TO THE GROUNDING ELECTRODE SYSTEM WHEN THEY ARE PRESENT.
3. ITEM D CONCRETE ENCASED ELECTRODE (UFER) SHALL HAVE UFER SUPPORT CONSISTING OF 5/8" x 10" COPPER GROUND ROD CUT INTO 2 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 PROVIDED 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.
8. 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 THAN (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.

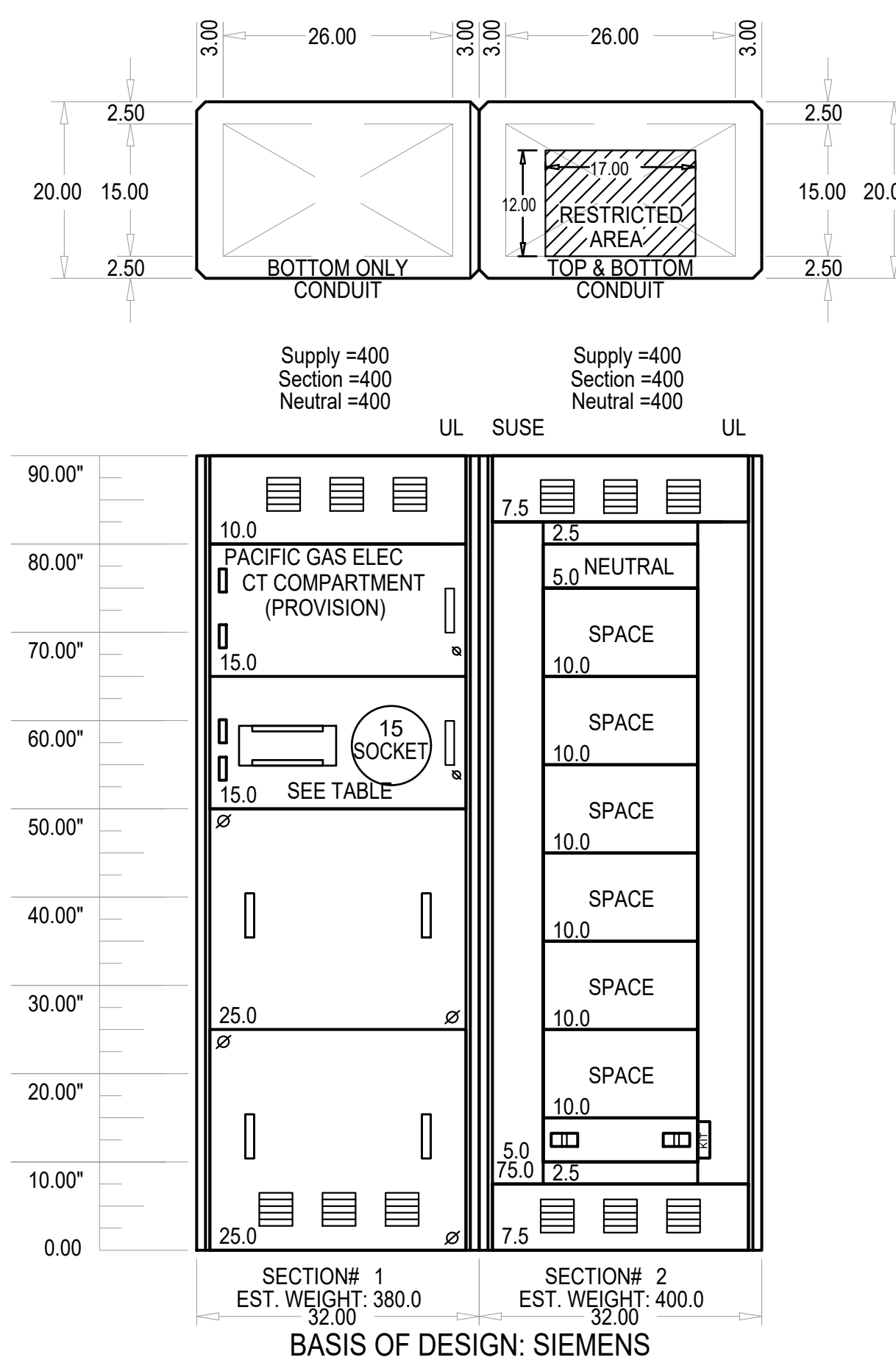
TYPICAL SYSTEM GROUNDING AND BONDING 1

KEYED NOTES

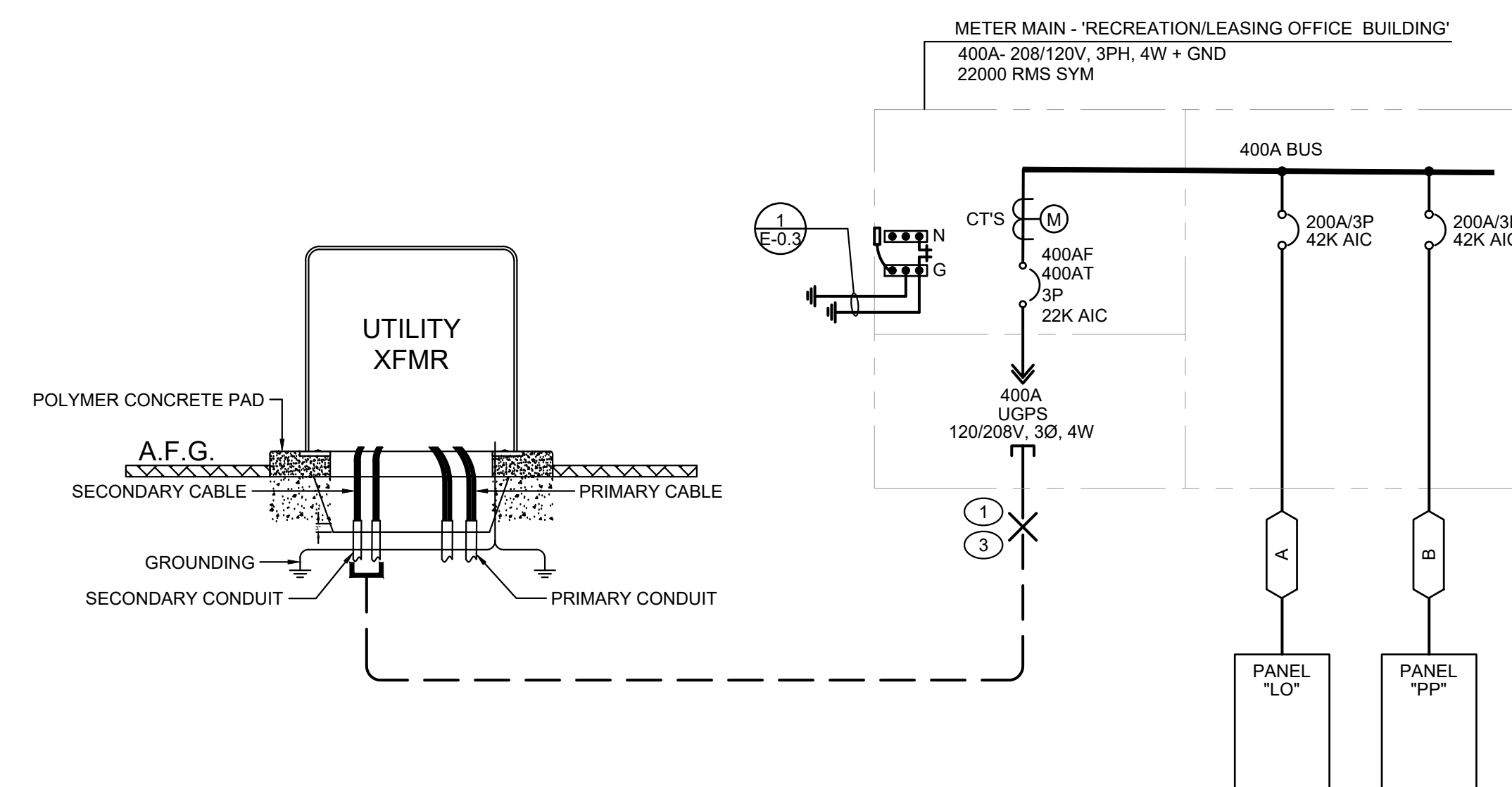
1. VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF MAJOR DISCREPANCIES OCCURS.
2. STUB UP CONDUIT FOR PV SYSTEM. PV SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PV CONSULTANT 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".



A ELECTRICAL EQUIPMENT ELEVATION - RECREATION/LEASING OFFICE BUILDING
SCALE: 3/4" = 1'-0"



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
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PROJECT:
Laurel Ranch
Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
SINGLE LINE DIAGRAM
RECREATION/LEASING OFFICE

PROJECT NUMBER:
66235
ENGINEER:
DRAFTER:

SHEET NUMBER:
E-0.6



DATE SIGNED: 3/28/23

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Bassenian Lagoni

LOCATION:

Antioch County
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

PANEL SCHEDULES

PROJECT NUMBER:

66235

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-0.9

PANEL "P3"																											
MOUNTING		RECESSED	DOUBLE LUG	NO	VOLTS	120/208	MAIN	MLO																			
NEMA 3R		NO	200% NEUTRAL	NO	PHASE	1	BUS	200																			
FEED THRU		NO	I/G BUS	NO	WIRE	3	A.I.C.	22000																			
Wire Size	C I R C	LOCATION	A	B	L T G	C O N V	R E C P	M I S C	B K R	N O T E S	N O T E S	B K R	M I S C	R E C P	C O N V	L T G	A	B	LOCATION	C I R C	Wire Size						
#14CU	1	GENERAL LTG 1	1318							15/1	A	A	15/1					1284		GENERAL LTG 2	2	#14CU					
#14CU	3	GENERAL LTG 3		1146						15/1	A	A	15/1					0		SPARE	4						
	5	SPARE	0							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	A	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		216						15/1	G	A	50/2					4000		ELECTRIC RANGE	20	#6CU					
	21	SPARE	0							15/1								4000		--	22						
#12CU	23	FC-24		217						15/2								1207		HP-24	24	#10CU					
	25	--	217							--								1207		--	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								0		SPARE	32						
	33	SPARE	0							15/1								0		SPARE	34						
	35	SPARE	0							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 "P3"																											
MOUNTING		RECESSED	DOUBLE LUG	NO	VOLTS	120/208	MAIN	MLO																			
NEMA 3R		NO	200% NEUTRAL	NO	PHASE	1	BUS	200																			
FEED THRU		NO	I/G BUS	NO	WIRE	3	A.I.C.	22000																			
Wire Size	C I R C	LOCATION	A	B	L T G	C O N V	R E C P	M I S C	B K R	N O T E S	N O T E S	B K R	M I S C	R E C P	C O N V	L T G	A	B	LOCATION	C I R C	Wire Size						
#14CU	1	GENERAL LTG 1	1220							15/1	A	A	15/1					1200		GENERAL LTG 2	2	#14CU					
#14CU	3	GENERAL LTG 3		1392						15/1	A	A	15/1					1116		GENERAL LTG 4	4	#14CU					
#14CU	5	GENERAL LTG 5	882							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	A	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		456						20/1	G	A	50/2					4000		ELECTRIC RANGE	20	#6CU					
	21	SPARE	0							15/1								4000		--	22						
#12CU	23	FC-30		217						15/2								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								0		SPARE	32						
	33	SPARE	0							15/1								0		SPARE	34						
	35	SPARE	0							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 "P3"																											
MOUNTING		RECESSED	DOUBLE LUG	NO	VOLTS	120/208	MAIN	MLO																			
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FEED THRU		NO	I/G BUS	NO	WIRE	3	A.I.C.	22000																			
Wire Size	C I R C	LOCATION	A	B	L T G	C O N V	R E C P	M I S C	B K R	N O T E S	N O T E S	B K R	M I S C	R E C P	C O N V	L T G	A	B	LOCATION	C I R C	Wire Size						
#14CU	1	GENERAL LTG 1	1268							15/1	A	A	15/1					1440		GENERAL LTG 2	2	#14CU					
#14CU	3	GENERAL LTG 3		1164						15/1	A	A	15/1					1062		GENERAL LTG 4	4	#14CU					
	5	SPARE	0							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	A	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	A	50/2					4000		ELECTRIC RANGE	20	#6CU					
	21	SPARE	0							15/1								4000		--	22						
#12CU	23	FC-30		217						15/2								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																									

KEYED NOTES

- ① DENOTES APPROXIMATE LOCATION OF JUNCTION BOX OR CHRISTY N09 PULL BOX FOR CONNECTION TO ELECTRIC VEHICLE CHARGING STATION. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS AND OWNER BEFORE ROUGH-IN.
- ② DENOTES APPROXIMATE LOCATION OF JUNCTION BOX OR CHRISTY N09 PULL BOX FOR CONNECTION TO GATE MOTOR/CALL POST. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS AND OWNER BEFORE ROUGH-IN.

GENERAL NOTES

(TYPICAL) CONDUIT DEPTH SHALL BE A MINIMUM 3'-6" BFG (I.E. BELOW FROSTLINE) U.O.N., COORDINATE DEPTH WITH PAVING DETAILS.

REFER TO SITE-CIVIL DRAWINGS FOR TELEPHONE AND COMMUNICATIONS COMPANY CONTACT INFORMATION

USE RIGID GALVANIZED SLEEVES UNDER VEHICLE TRAFFIC AREAS. EXTEND SLEEVES 5'-0" BEYOND THE PAVED VEHICLE TRAFFIC AREAS.

CONTRACTOR SHALL FIELD COORDINATE (ON-SITE) PRIOR TO CONSTRUCTION WITH ELECTRIC UTILITY, TELEPHONE UTILITY AND CABLE TV UTILITY TO FIELD COORDINATE EXACT UTILITY REQUIREMENTS.

ROUTINGS ARE DIAGRAMMATIC. FIELD COORDINATE EXACT ROUTINGS WITH SITE CIVIL CONTRACTOR, PRIOR TO CONSTRUCTION, TO AVOID UNDERGROUND UTILITIES, OBSTACLES, ETC. AS REQUIRED.

REFER TO SITE CIVIL PLANS FOR UNDERGROUND UTILITIES, PIPING, STRUCTURES, RIGHT OF WAYS, PROPERTY LINES, ETC. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES DISTURBED TO MATCH NEW, ADJACENT SURFACES UNLESS OTHERWISE NOTED. FIELD COORDINATE UNDERGROUND ROUTINGS WITH SITE CIVIL CONTRACTOR, PRIOR TO CONSTRUCTION, TO MINIMIZE PATCH AND REPAIR WORK.

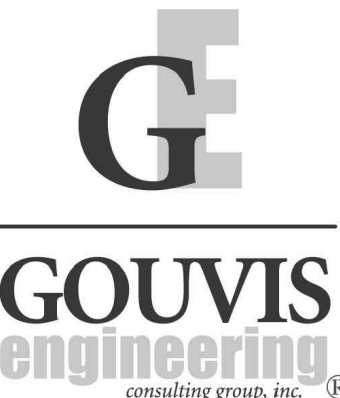
BURY GROUNDING ELECTRODE CABLE A MINIMUM OF 30" B.F.G. PER NEC.

BURY COMMUNICATIONS CONDUITS A MINIMUM OF 3'-0" BFG (I.E. BELOW FROSTLINE) U.O.N.

PRIOR TO CONSTRUCTION, COORDINATE WITH CIVIL CONTRACTOR WHERE NECESSARY TO PROVIDE FINAL GRADING COVER AT POLE BASE FOUNDATIONS, BURIED CONDUITS, ETC. FOR SUFFICIENT GROUND COVER WHERE TOPOGRAPHY DROPS OFF STEEPLY AT EDGES OF ROADWAYS FOR DETENTION BASINS, ETC.

ORIENT LIGHTING POLES HANDHOLES ON THE OPPOSITE SIDE (NON-TRAFFIC SIDE) OF PAVED ROADWAYS/PARKING AREAS U.O.N.

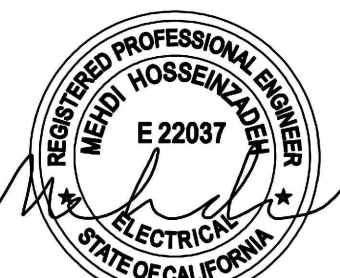
CONTRACTOR SHALL USE LONG RADIUS BENDS FOR ALL COMMUNICATIONS/SECURITY ELECTRONICS (I.E. FIBER OPTIC CABLE) CONDUITS. MINIMIZE BENDS BETWEEN PULL POINTS TO NO MORE THAN THREE (3) 90 DEGREE BENDS. COORDINATE/COMPLY WITH CABLING MANUFACTURERS PULLING TENSION REQUIREMENTS PRIOR TO INSTALLATION.



15 Stuebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



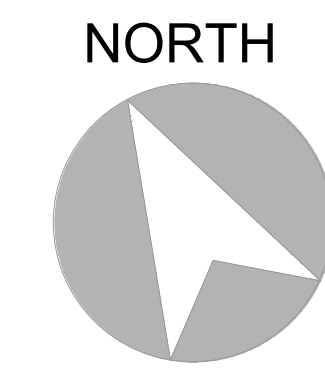
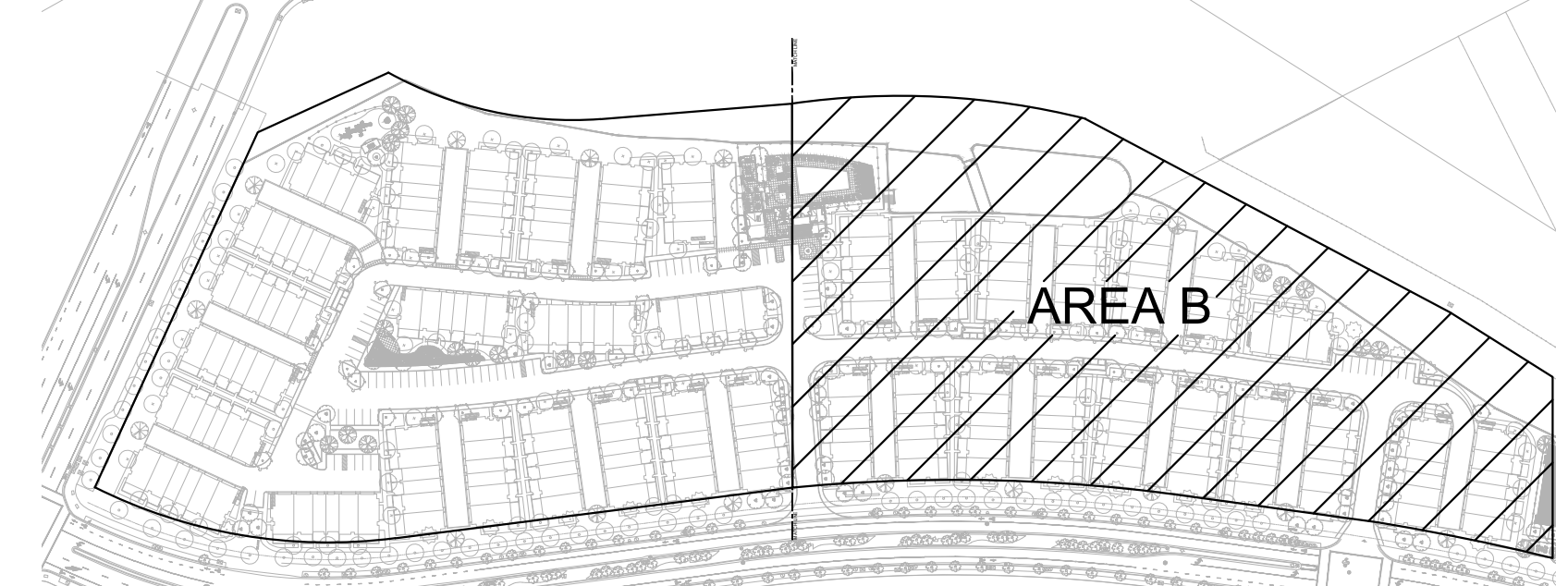
DATE SIGNED: 3/28/23
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PROJECT:

Laurel Ranch Townhomes



SITE UTILITY PLAN - AREA B

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE UTILITY PLAN
AREA B

PROJECT NUMBER:

66235

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.2

KEYED NOTES

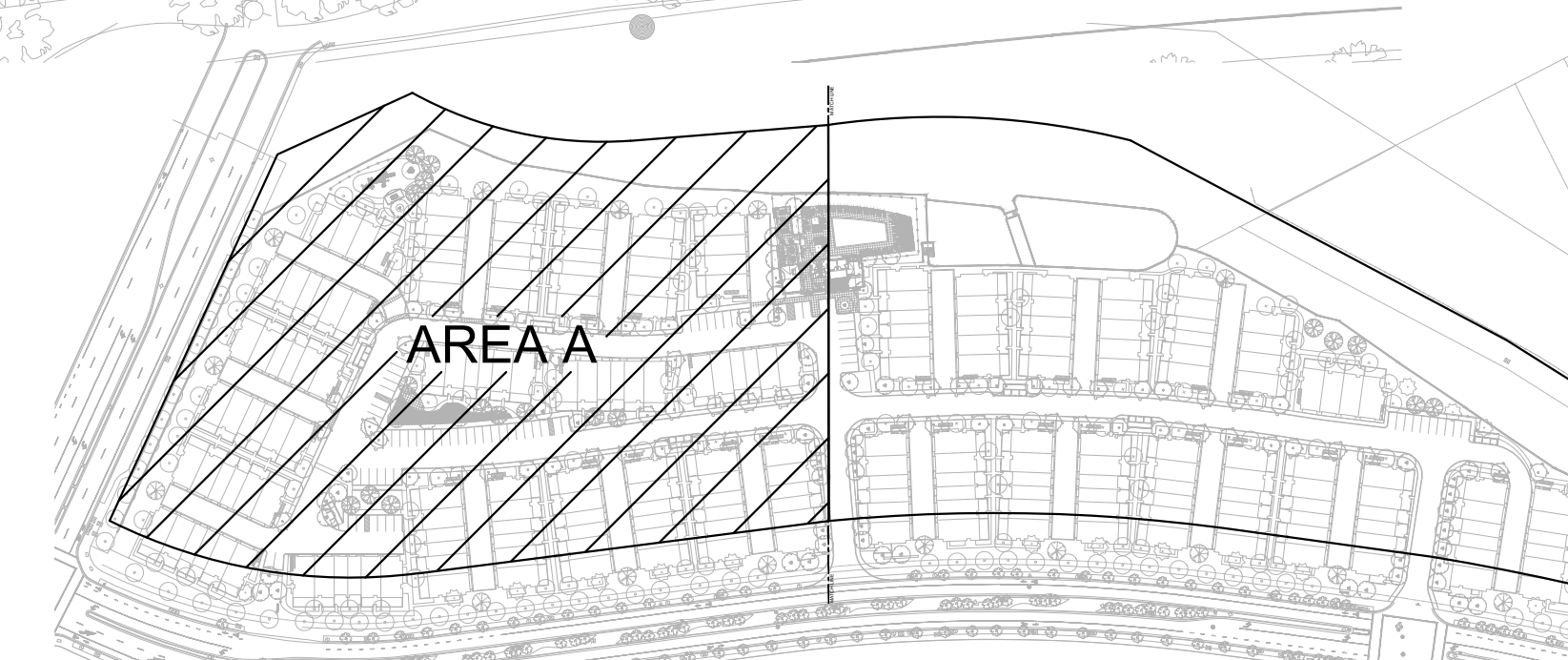
- ① PER SECTION 130.2(C) ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
 1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
 2. TIME CLOCK
 3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
- ② REFER TO LANDSCAPE PLAN FOR SIGN DETAIL(S) AND EXACT LOCATION.

LIGHTING LUMINAIRE SCHEDULE

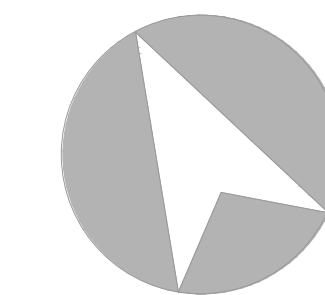
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
SA		120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-L18-0-ZE700-UNIV-40K	LED	23.3W	HEIGHT: 7'-0"
SB		120	POLE	LED POLE LIGHT SINGLE HEAD	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FT-40-70CRI	LED	69W	HEIGHT: 15'-0"
SC		120	POST	LED POST LIGHT	LSI INDUSTRIES, INC.	OPS-PL-10L-4F-40K8	LED	70W	HEIGHT: 12'-0"
SD		120	BOLLARD	LED BOLLARD LIGHT	LSI INDUSTRIES, INC.	MRB-LED-25L-ACR-S-40	LED	30.5W	HEIGHT: 3'-6"

REFER TO PHOTOMETRIC PLAN FOR EXACT HEIGHT OF EACH LIGHT

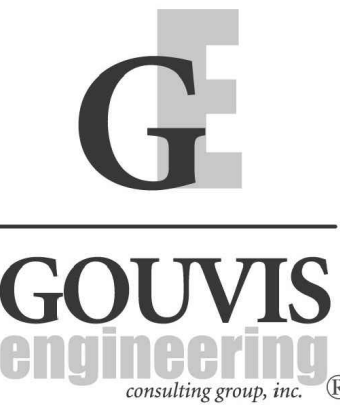


NORTH



0 15' 30' 60' 90'
1/30" = 1'-0"

SITE LIGHTING PLAN - AREA A



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
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PROJECT:
Laurel Ranch
Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
SITE LIGHTING PLAN
AREA A

PROJECT NUMBER:
66235

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-1.3

ISSUED DATE: 01/17/2022

KEYED NOTES

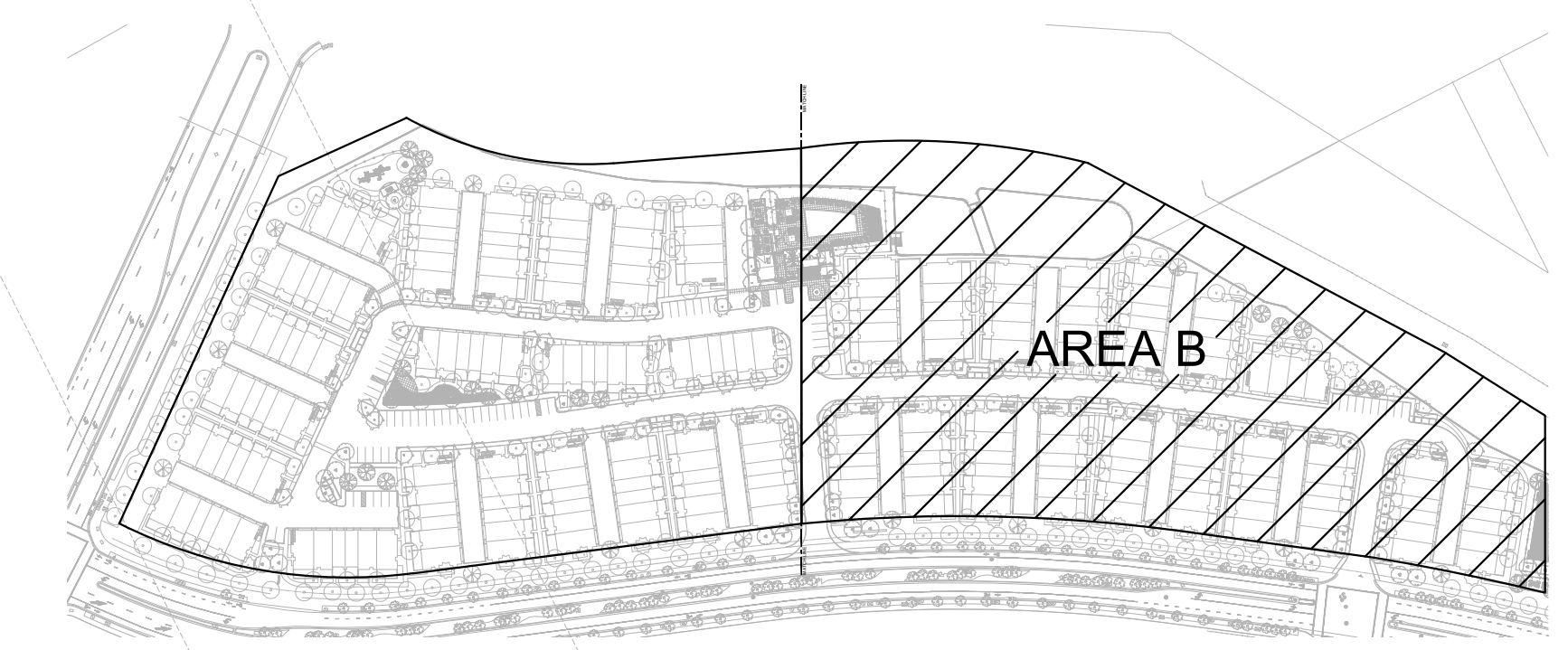
- ① PER SECTION 130.2(C) ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
 1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
 2. TIME CLOCK
 3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
- ② REFER TO LANDSCAPE PLAN FOR SIGN DETAIL(S) AND EXACT LOCATION.

LIGHTING LUMINAIRE SCHEDULE

NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
SA		120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-L18-0-ZE700-UNIV-40K	LED	23.3W	HEIGHT: 7'-0"
SB		120	POLE	LED POLE LIGHT SINGLE HEAD	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FT-40-70CRI	LED	69W	HEIGHT: 15'-0"
SC		120	POST	LED POST LIGHT	LSI INDUSTRIES, INC.	OPS-PL-10L-4F-40K8	LED	70W	HEIGHT: 12'-0"
SD		120	BOLLARD	LED BOLLARD LIGHT	LSI INDUSTRIES, INC.	MRB-LED-25L-ACR-S-40	LED	30.5W	HEIGHT: 3'-6"

REFER TO PHOTOMETRIC PLAN FOR EXACT HEIGHT OF EACH LIGHT



KEY PLAN



15 Stuebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321
Palm Springs
tel 760.323.5090



DATE SIGNED: 3/28/23
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PROJECT:
Laurel Ranch Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
SITE LIGHTING PLAN
AREA B

PROJECT NUMBER:
66235

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-1.4

NORTH



0 15' 30' 60' 90'
1/30" = 1'-0"

SITE LIGHTING PLAN - AREA B

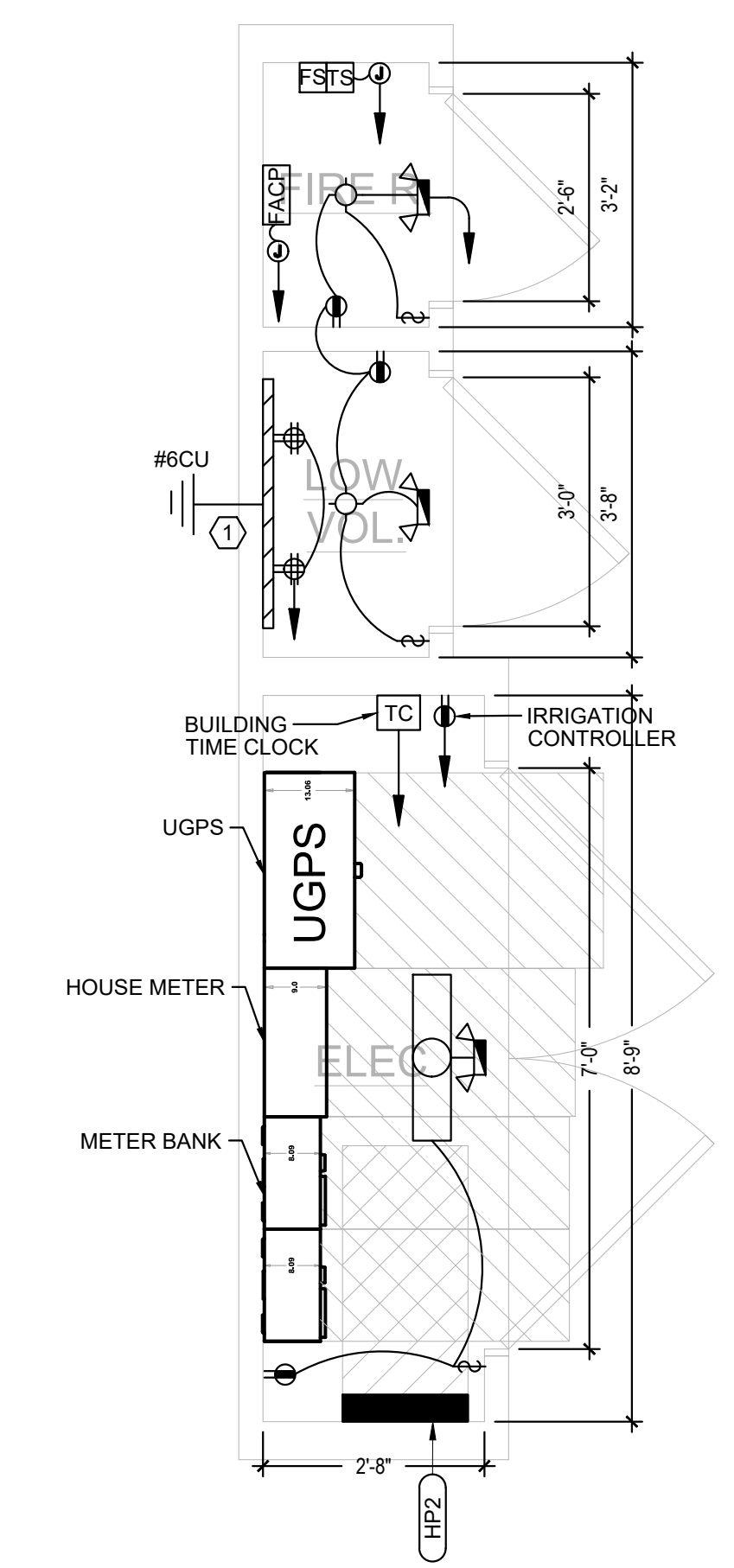
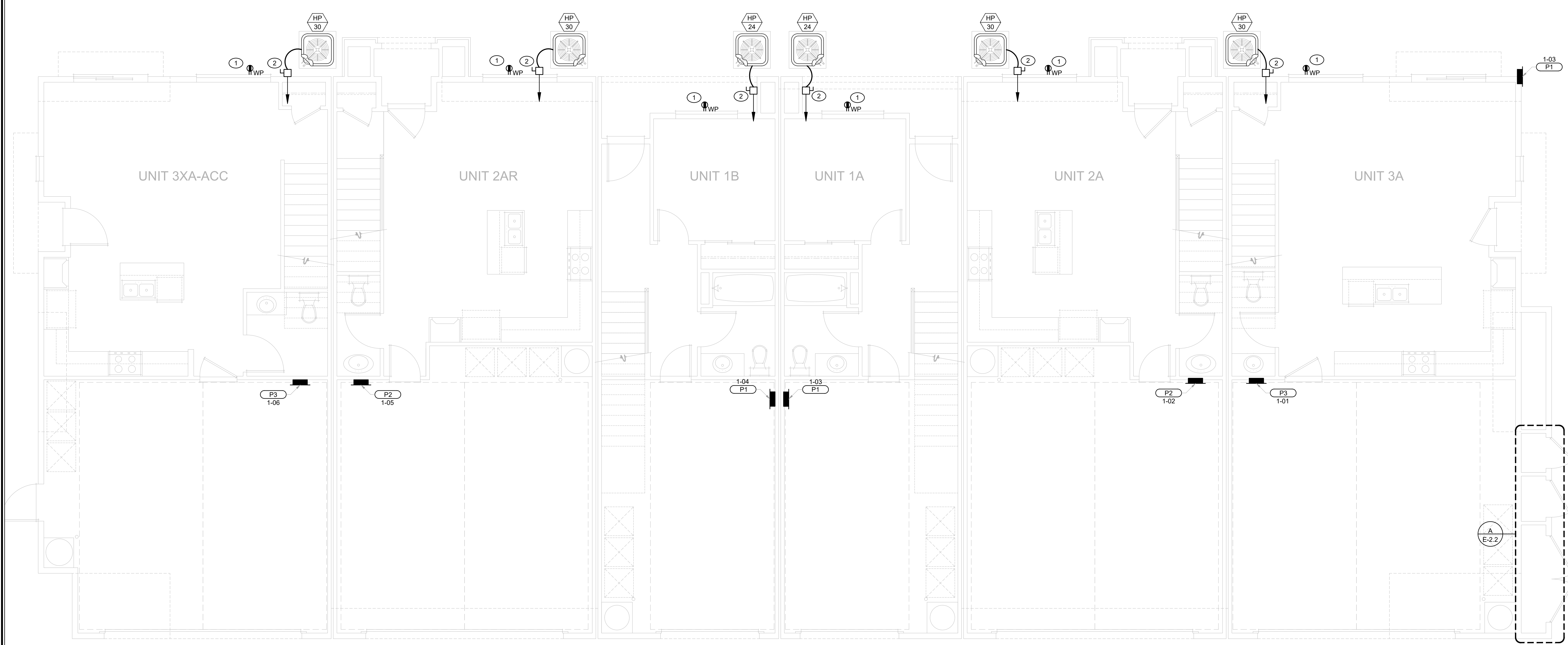
ISSUED DATE: 01/7/2022

LIGHTING LUMINAIRE SCHEDULE								
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES
BA		120	RECESSED	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2	
BB		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	LCCMN48-LED840L040LUNV-P95	33.5	
BD		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		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.

- ### 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.
 - LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
 - LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
 - 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
 - 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. PROVIDE 1#6CU. GROUND WIRE CONNECTION TO NEAREST APPROVED GROUND ELECTRODE.
 - COORDINATE WITH FIRE ALARM CONSULTANT FOR ALL REQUIREMENT.

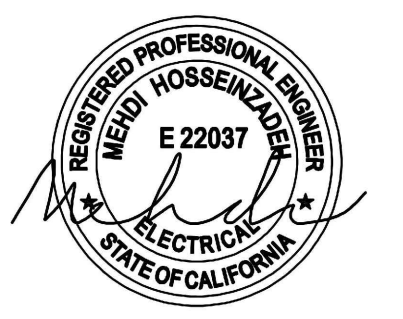


0 2 4 8 12
1/4" = 1'-0"
FIRST FLOOR PLAN 1

A UTILITY CLOSET
SCALE: 1/2" = 1'-0"



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
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PROJECT:
Laurel Ranch
Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
BUILDING 2A & 2B
FIRST FLOOR PLAN

PROJECT NUMBER:
66235

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-2.2

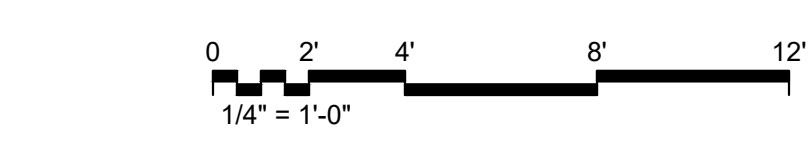
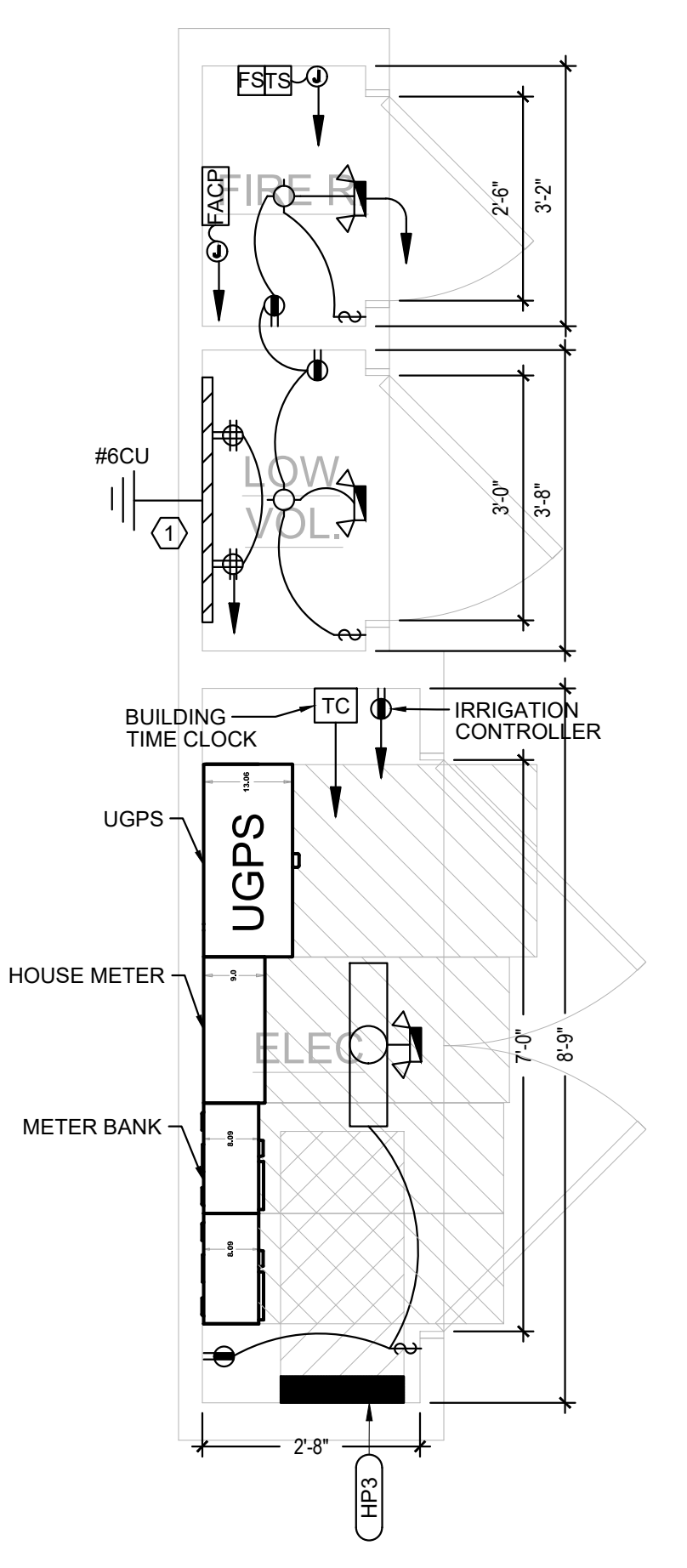
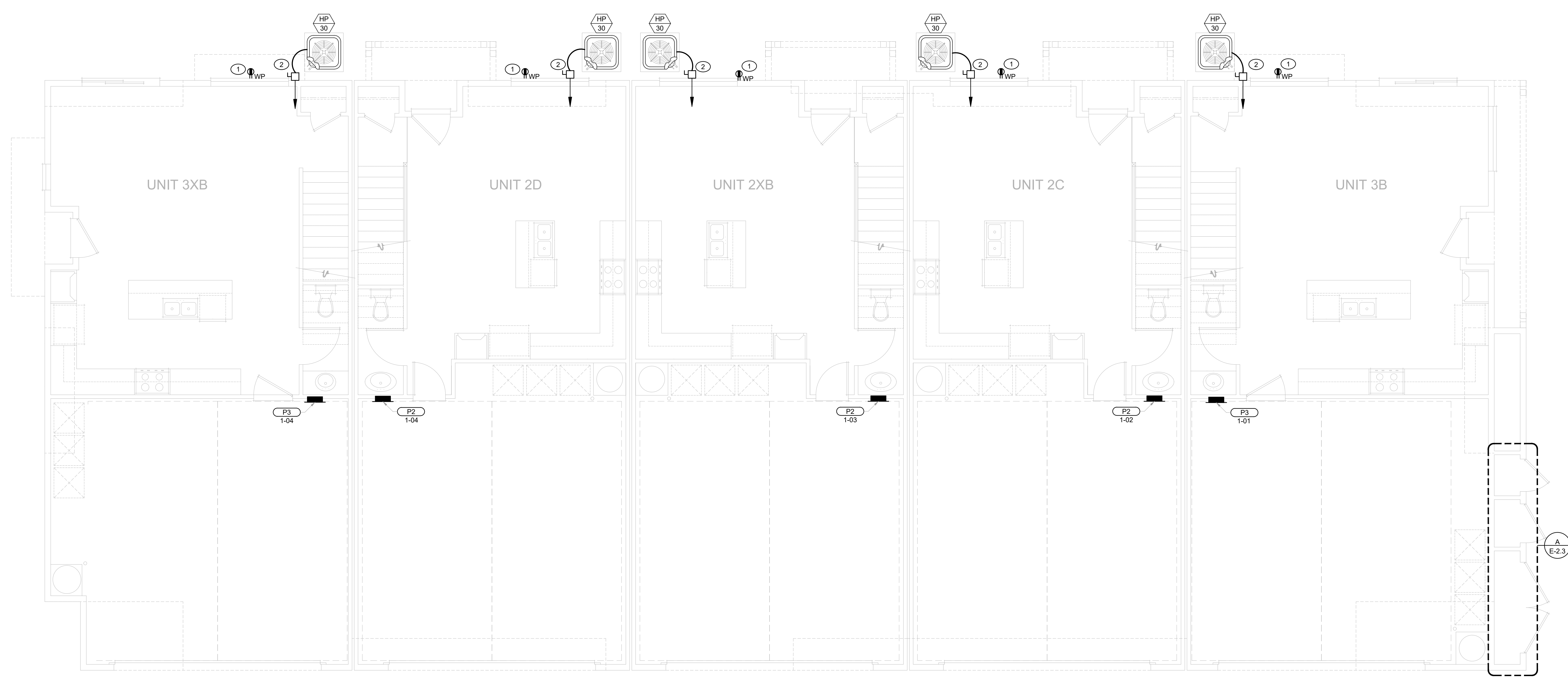
ISSUED DATE: 01/17/2022

LIGHTING LUMINAIRE SCHEDULE								
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES
BA		120	RECESSED	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2	
BB		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	LCOMM48-LED840L040LUNV-P95	33.5	
BD		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	EMERGH-LITE	LXN1NGC	2.3	
BX		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.

- ### 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.
 - LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
 - LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
 - 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
 - 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. PROVIDE 1#6CU. GROUND WIRE CONNECTION TO NEAREST APPROVED GROUND ELECTRODE.
 - COORDINATE WITH FIRE ALARM CONSULTANT FOR ALL REQUIREMENT.



FIRST FLOOR PLAN 1

A UTILITY CLOSET
SCALE: 1/2\"/>



15 Studebaker
Irvine
CA 92618

Irvine
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fax 949.752.5321

Palm Springs
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DATE SIGNED: 3/28/23
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PROJECT:
Laurel Ranch Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
BUILDING 3B
FIRST FLOOR PLAN

PROJECT NUMBER:
66235

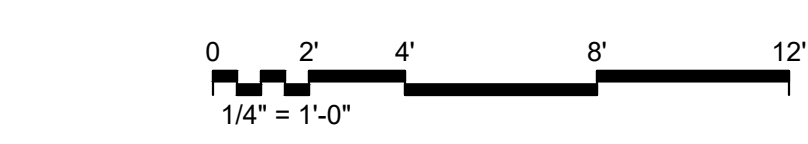
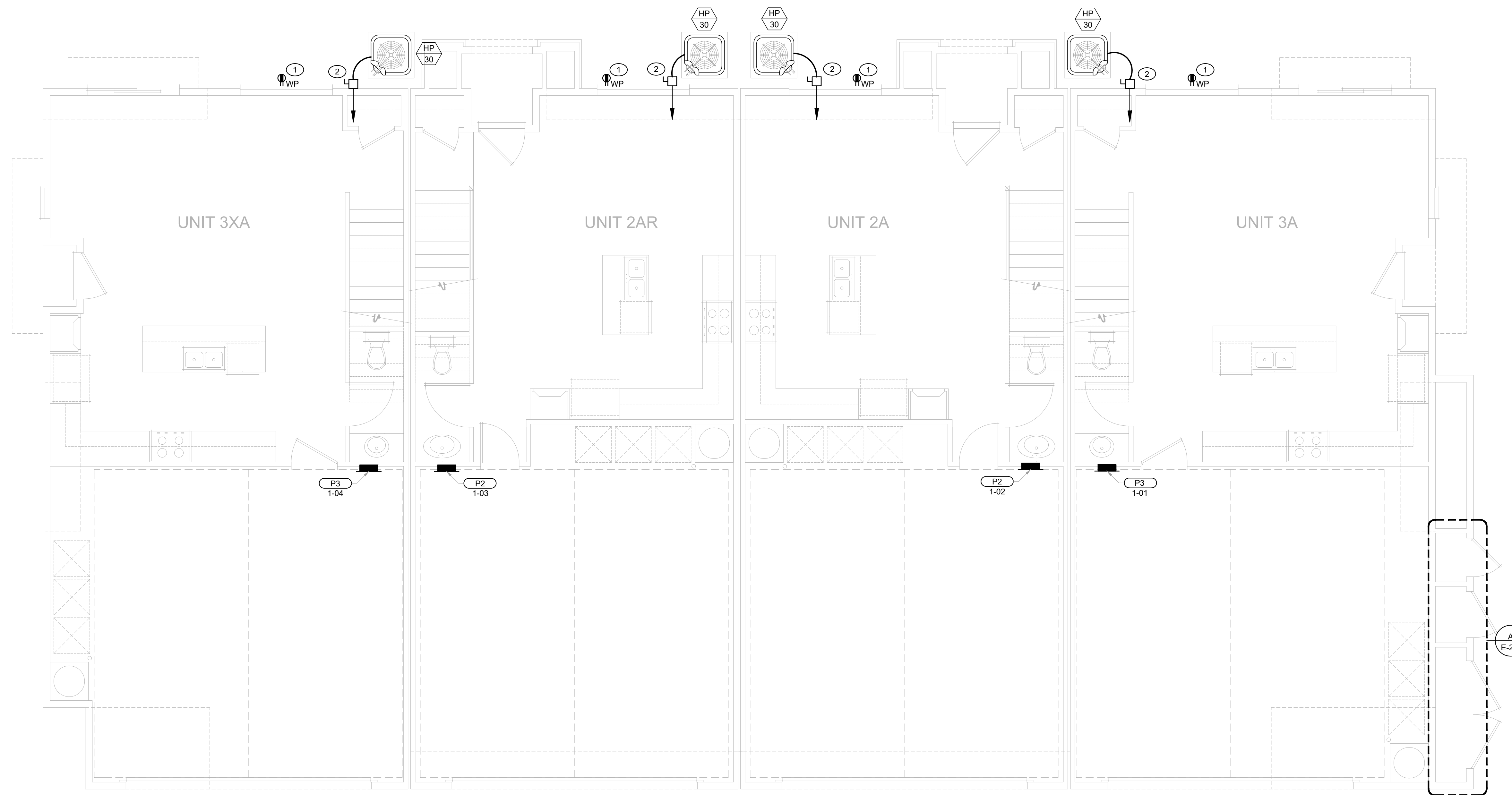
ENGINEER:
DRAFTER:

SHEET NUMBER:
E-2.3

ISSUED DATE: 01/17/2022

LIGHTING LUMINAIRE SCHEDULE								
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES
BA		120	RECESSED	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2	
BB		120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-18-0-ZE700-UNV-XX-40K	23.3	
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FOOT LED	VISCOR	L00MN48-LED840L040LUNV-P95	33.5	
BD		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		120	SURFACE	REMOTE EMERGENCY LIGHT PACK WITH MIN. OF 90 MIN BATTERY BACK-UP	SELECT BY OWNER	SELECT BY OWNER	20.0	

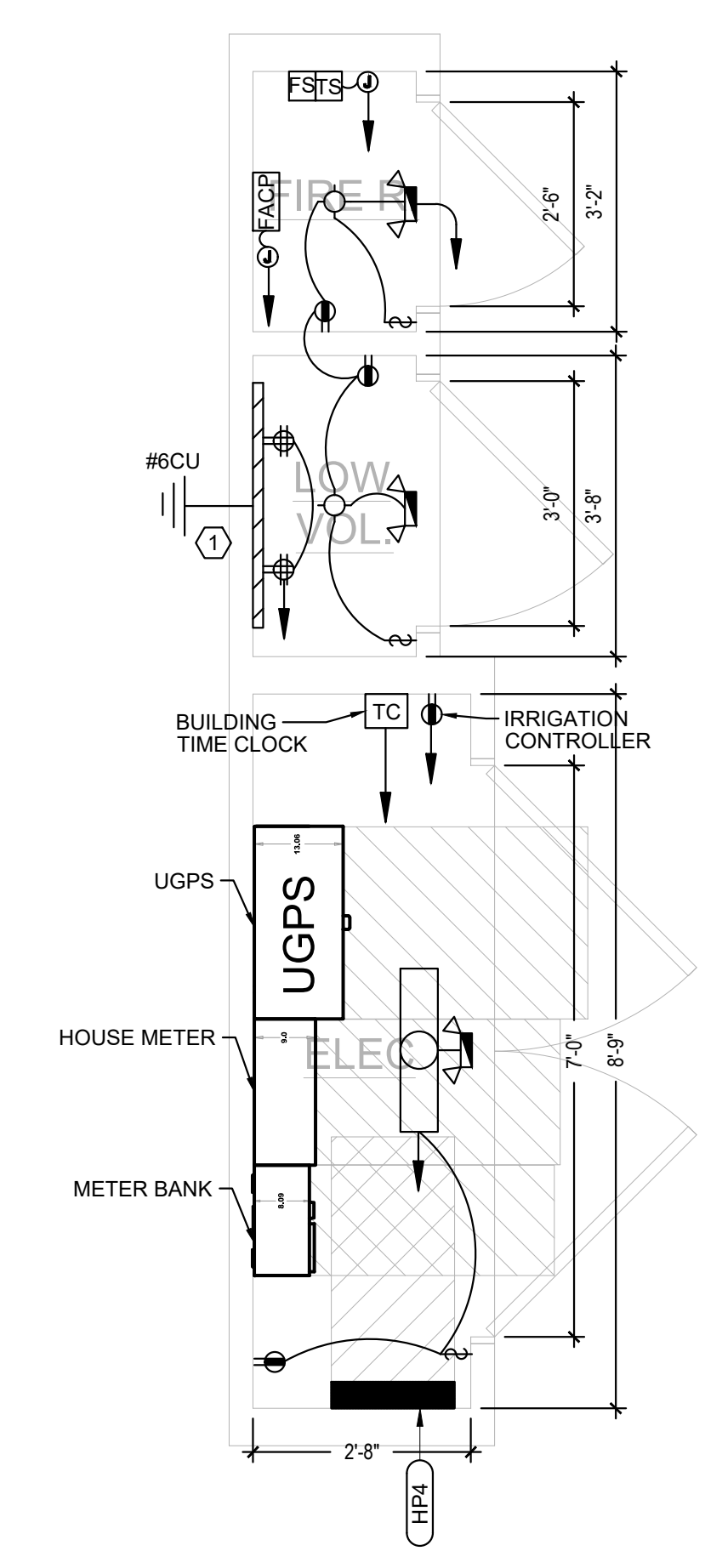
NOTES:
1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.



FIRST FLOOR PLAN 1

- ### 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.
 - LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
 - LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
 - 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
 - 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'X3/4" PLYWOOD. PROVIDE 1#6CU. GROUND WIRE CONNECTION TO NEAREST APPROVED GROUND ELECTRODE.
 - COORDINATE WITH FIRE ALARM CONSULTANT FOR ALL REQUIREMENT.



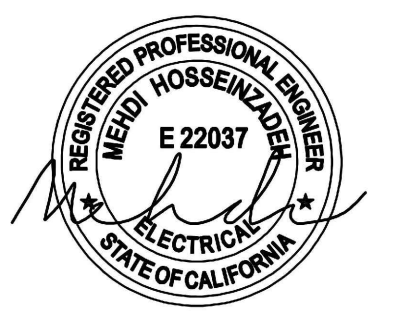
A UTILITY CLOSET
SCALE: 1/2" = 1'-0"



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Palm Springs
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PROJECT:
Laurel Ranch
Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
BUILDING 4A
FIRST FLOOR PLAN

PROJECT NUMBER:
66235

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-2.4

ISSUED DATE: 9/17/2022

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES
BA		120	SURFACE	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2	
BB		120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-18-0-ZE700-UNV-XX-40K	23.3	
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FOOT LED	VISCOR	LCOMM48-LED84L040LUNV-P95	33.5	
BD		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		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.

- ### LIGHTING CONTROL SEQUENCE
- OFFICES:**
- CONTROLLED BY OCCUPANCY SENSORS WITH MANUAL OVERRIDE SWITCH WITH DIMMER.
 - LIGHTS AT FULL BRIGHTNESS WITH ACTIVITY IN OCCUPANCY SENSOR AREA OR OVERRIDE SWITCH ENGAGED.
 - LIGHTS OFF WITH NO ACTIVITY.
- LOUNGE/OPEN OFFICE AREA:**
- CONTROLLED BY OCCUPANCY SENSORS.
 - LIGHTS AT FULL BRIGHTNESS WITH ACTIVITY IN OCCUPANCY SENSOR AREA.
 - LIGHTS AT 30% BRIGHTNESS WITH NO ACTIVITY DURING HOURS OF OPERATION.
 - LIGHTS OFF AFTER HOURS.
- LAUNDRY/WORK AREAS:**
- CONTROLLED BY TIME CLOCK AND OCCUPANCY SENSORS.
 - LIGHTS AT FULL BRIGHTNESS DURING HOURS OF OPERATIONS WITH ACTIVITY IN MOTION SENSOR AREA, TIME TO BE DETERMINED BY COR.
 - LIGHTS AT 30% BRIGHTNESS DURING HOURS OF OPERATION WITH NO ACTIVITY IN MOTION SENSOR AREA, TIME TO BE DETERMINED BY COR.
 - 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.
 - LIGHTS OFF AFTER HOURS WITH NO ACTIVITY IN OCCUPANCY SENSOR AREA.
- RESTROOMS AND STORAGE AREAS:**
- CONTROLLED BY OCCUPANCY SENSORS.
 - LIGHTS OFF WITH NO ACTIVITY AFTER AN ALLOTTED TIME DETERMINED BY COR.
 - LIGHTS AT FULL BRIGHTNESS WITH ACTIVITY IN OCCUPANCY SENSOR AREA.
- EXTERIOR:**
- CONTROLLED BY PHOTO CELL ON ROOF.
 - LIGHTS OFF DURING DAYLIGHT.
 - LIGHTS AT FULL BRIGHTNESS DURING LOW LIGHT.
- EXTERIOR UNDER NEW ADDITION:**
- CONTROLLED BY INDIVIDUAL DAYLIGHT SENSOR ON LIGHT FIXTURE AND MANUAL "ON" OVER RIDE SWITCHES.
 - LIGHTS OFF DURING DAYLIGHT.
 - LIGHTS AT FULL BRIGHTNESS DURING LOW LIGHT OR MANUAL SWITCH ENGAGED.
- TRANSFORMER, FIRE ALARM, AND TELEPHONE ROOMS:**
- CONTROLLED BY MANUAL SWITCH.



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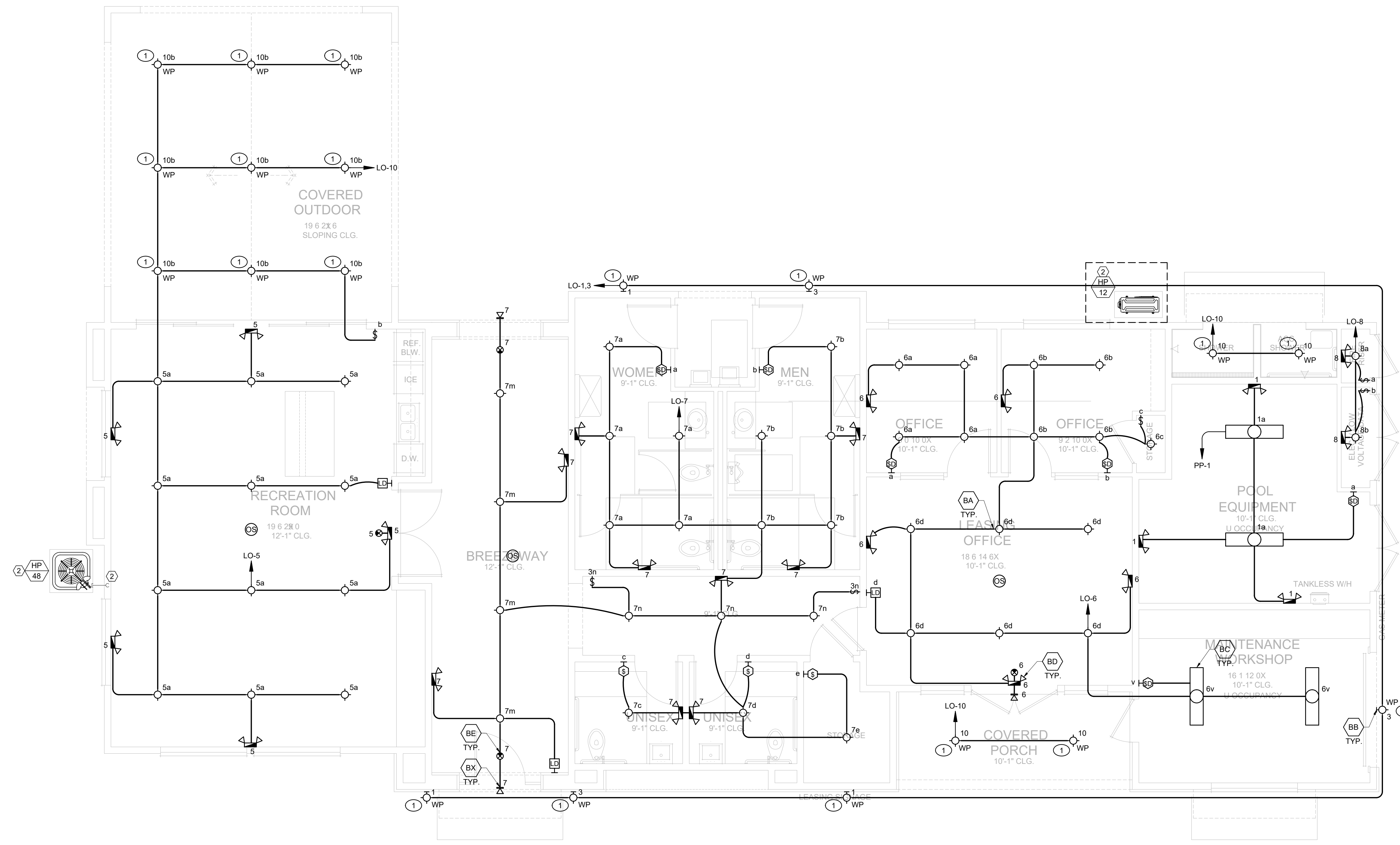
Palm Springs
tel 760.323.5090



DATE SIGNED: 3/28/23
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- ### GENERAL NOTES
- 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.
 - 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.
 - ALL COVE MOUNTED FIXTURES SHALL EXTEND THE FULL LENGTH OF THE COVE.
 - ALL DIMMING BRANCH CIRCUITS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
 - REFER TO ARCHITECTURAL PLANS FOR EXIT SIGN AND NUMBER OF FACTS PER EXIT SIGN.
 - WHEN EXPOSED CEILING 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 FOR ENTIRE RUN TO INCLUDE RADIUS BENDS AND SWEEPS.
 - CONTRACTOR TO INCLUDE AN ALLOWANCE TO CORE AND SEAL PENETRATIONS THROUGH STRUCTURAL CONCRETE WALLS. COORDINATE LOCATIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - COORDINATE ALL PENETRATIONS WITH STRUCTURAL PLANS AND DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL DRAWINGS.
 - EMERGENCY/EGRESS FIXTURES SHALL BE CONNECTED TO LOCAL CIRCUIT SERVING RESPECTIVE AREA AND AHEAD OF ALL CONTROLS.
 - 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.
 - EXIT SIGN ARE UN-SWITCHED. PROVIDE INTEGRATED BATTERY BACKUP WITH TEST SWITCH FOR ALL EXIT SIGNS.

- ### KEYED NOTES
- 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
 - PHOTOCELL AND AUTOMATIC TIME SWITCH
 - ASTRONOMIC TIME CLOCK
 - 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.
 - 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.



PROJECT:
Laurel Ranch
Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
RECREATION / LEASING OFFICE
LIGHTING PLANS

PROJECT NUMBER:
66235

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-2.5

ISSUED DATE: 9/17/2022



DATE SIGNED: 3/28/23

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PROJECT:

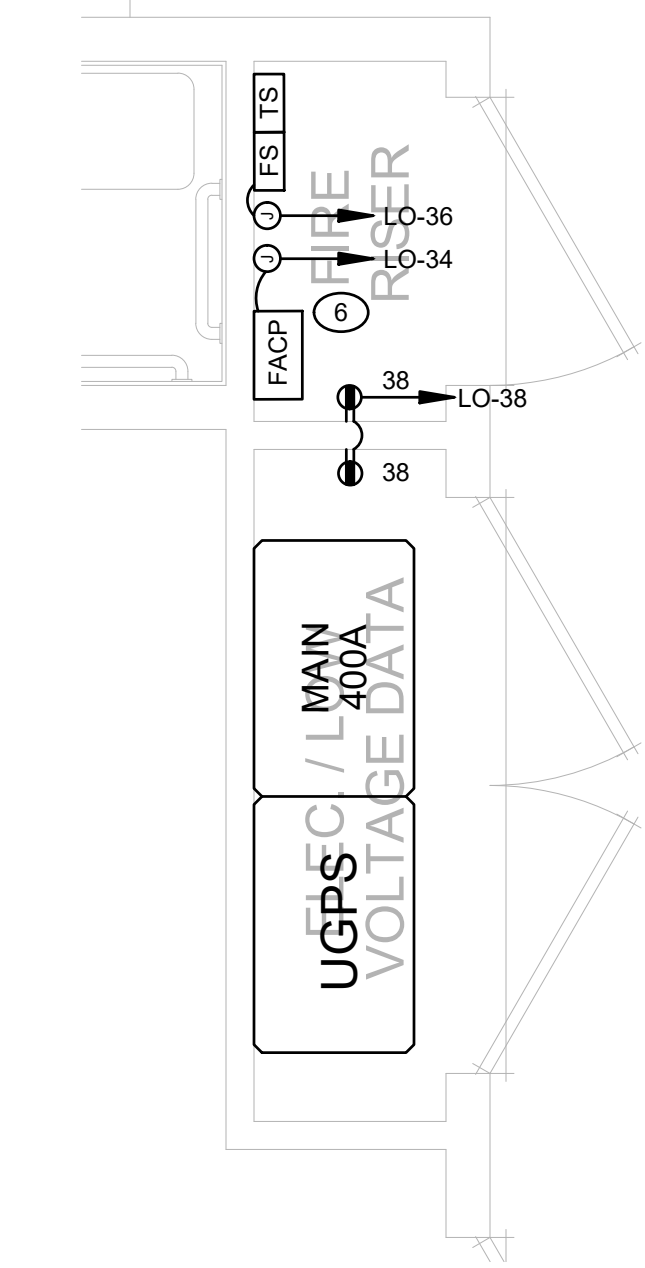
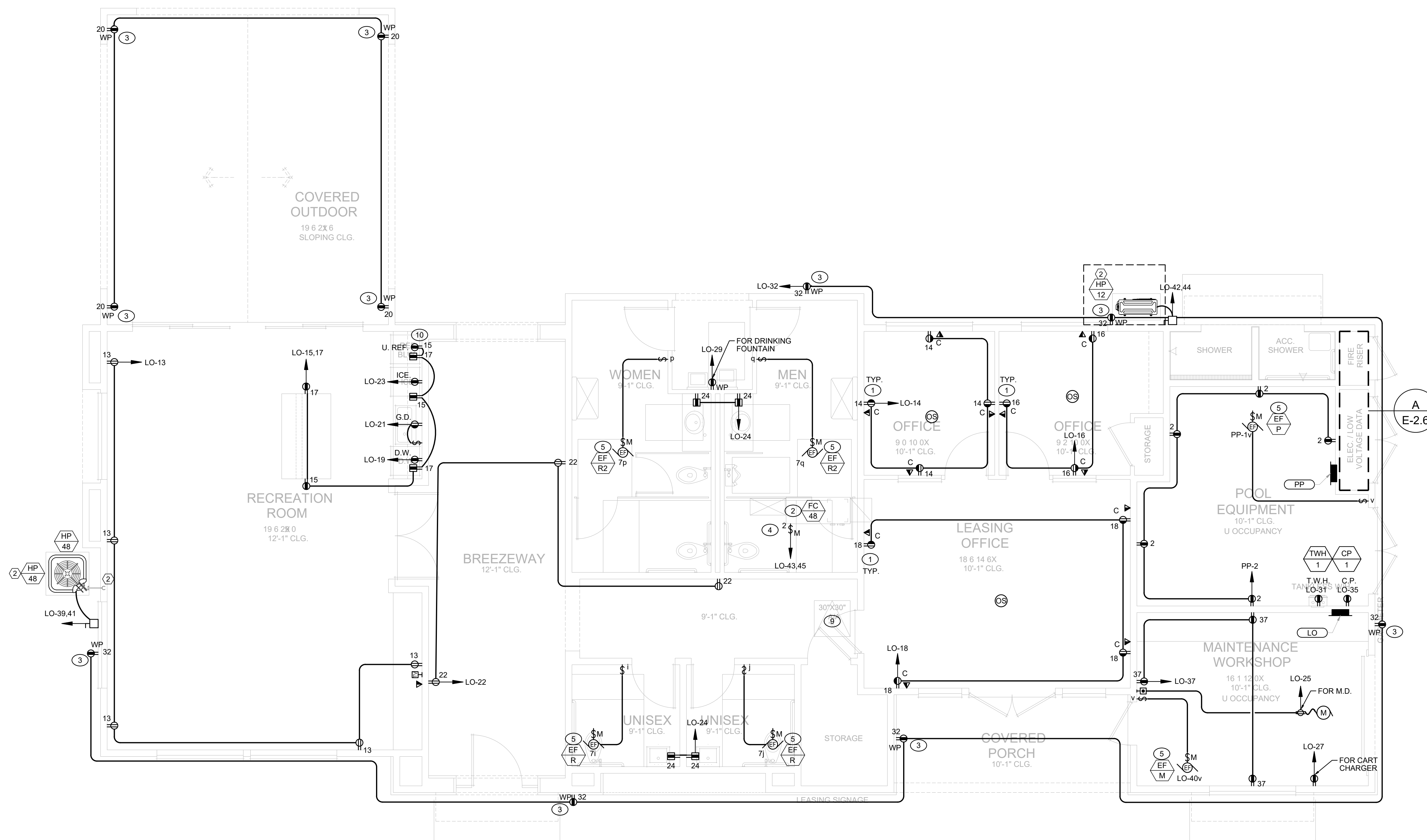
Laurel Ranch
Townhomes

GENERAL NOTES

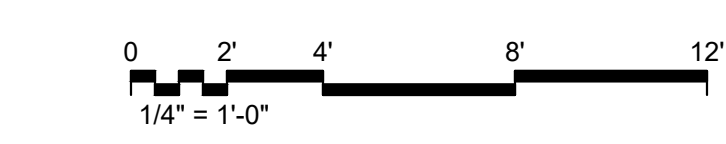
- COORDINATE LOCATION AND MOUNTING HEIGHT OF DEVICES WITH ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.
- COORDINATE ALL EQUIPMENT REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH IN.
- ALL CONDUIT SHALL BE CONCEALED. IN EXPOSED CEILING AREAS, EXPOSED AND SURFACE MOUNTED CONDUIT SHALL BE EMT AND SHALL BE ROUTED ORTHOGONAL TO THE STRUCTURE AND SHALL BE INSTALLED IN NEAT AND WORKMAN LIKE MANNER.
- ALL DEVICES INCLUDING OUTLETS AND SWITCHES SHALL BE WHITE FINISH WITH WHITE COVER PLATES. COORDINATE ALL FINISHES WITH ARCHITECT.
- INSTALL ALL DEVICES PER ADA REQUIREMENTS.
- ALL BRANCH CIRCUITS OVER 50' SHALL USE #10 CONDUCTORS.
- 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.
- LABEL ALL OUTLETS WITH PANEL NAME AND CIRCUIT NUMBER USING CLEAR LABEL WITH BLACK PRINTED LETTERS.
- OUTLETS IN LOUNGE AREA SHALL BE TAMPER RESISTANT.

KEY NOTES

- "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 RECEPTACLE.
- 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.
- 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.
- FIRE ALARM CONTROL PANEL (FACP), E.C. TO VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO ROUGH-IN.
- CABLE TV BACKBOARD (CATV), E.C. TO VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO ROUGH-IN.
- PROVIDE ALL ELECTRICAL AND DATA REQUIREMENTS PER MANUFACTURER SPEC SHEET FOR FITNESS EQUIPMENT.
- 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).



A UTILITY SERVICE
SCALE: 1/2" = 1'-0"



DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

RECREATION / LEASING OFFICE
POWER PLAN

PROJECT NUMBER:
66235

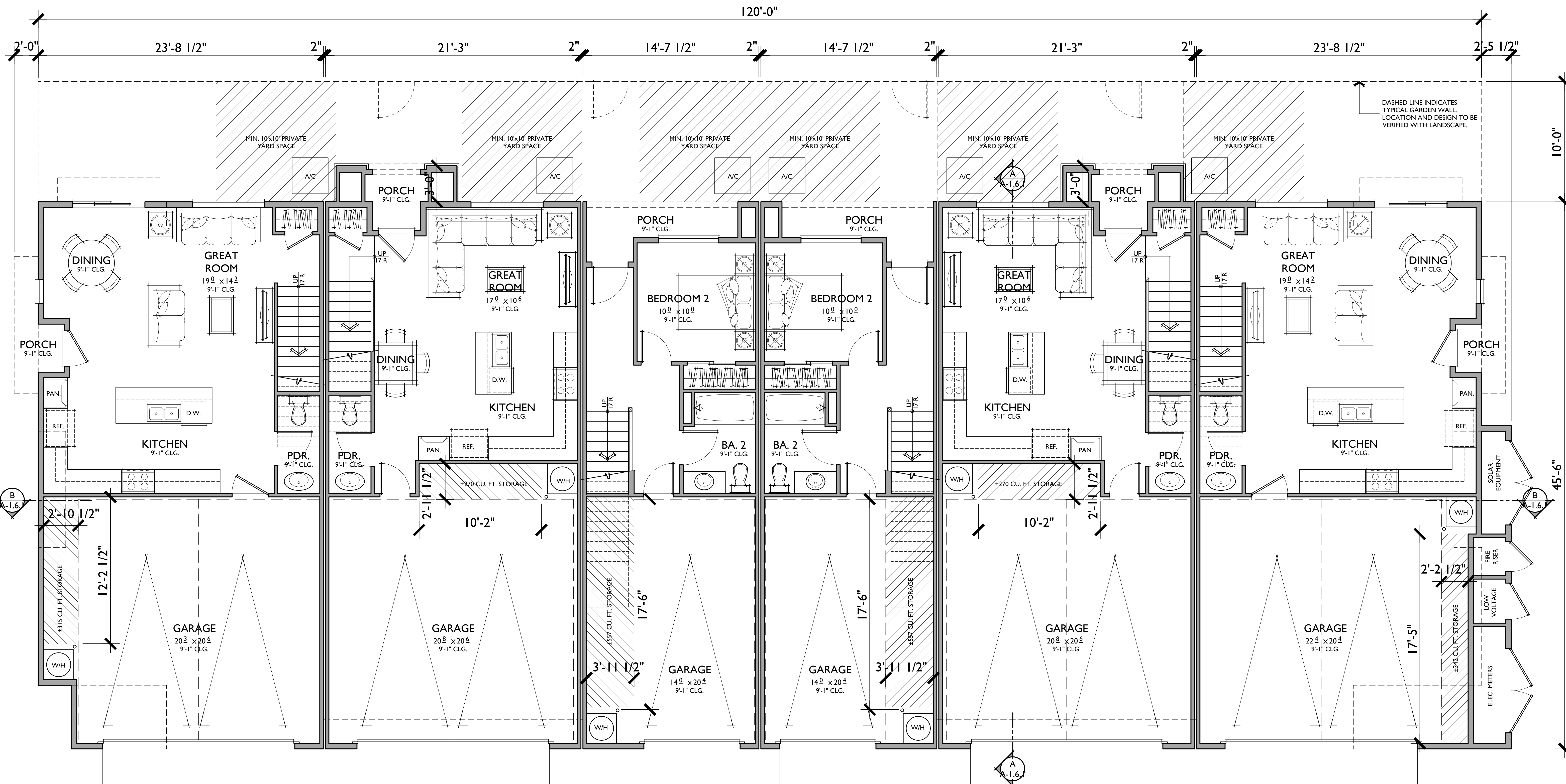
ENGINEER:
DRAFTER:

SHEET NUMBER:
E-2.6



- 4 4-PLEX - FARMHOUSE ELEVATION (A)
- 4 5-PLEX - MODERN FARMHOUSE ELEVATION (B)
- 16 6-PLEX - FARMHOUSE ELEVATION (A)
- 14 6-PLEX - MODERN FARMHOUSE ELEVATION (B)

● INDICATES ENTRY TO MIN. 10% ACCESSIBLE UNITS LOCATED AT 6-PLEX BUILDINGS 2A & 2B



UNIT 3R

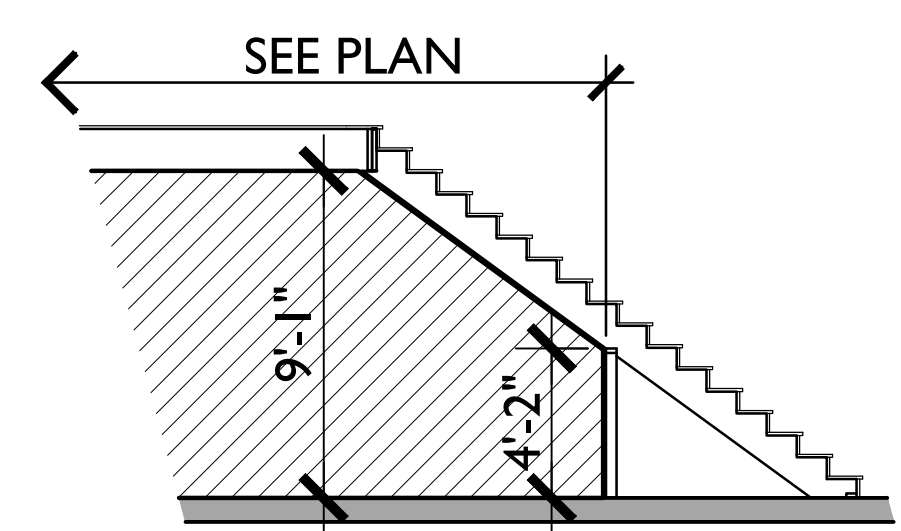
UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3



PLAN I - SECTION (3/16"=1'-0")
 • UNDER STAIR STORAGE AT GARAGE

UNIT 1
 2 BEDROOMS / 2 BATHS
 SINGLE CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	344 SQ. FT.
2ND FLOOR	597 SQ. FT.
TOTAL	941 SQ. FT.
SINGLE CAR GARAGE	304 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

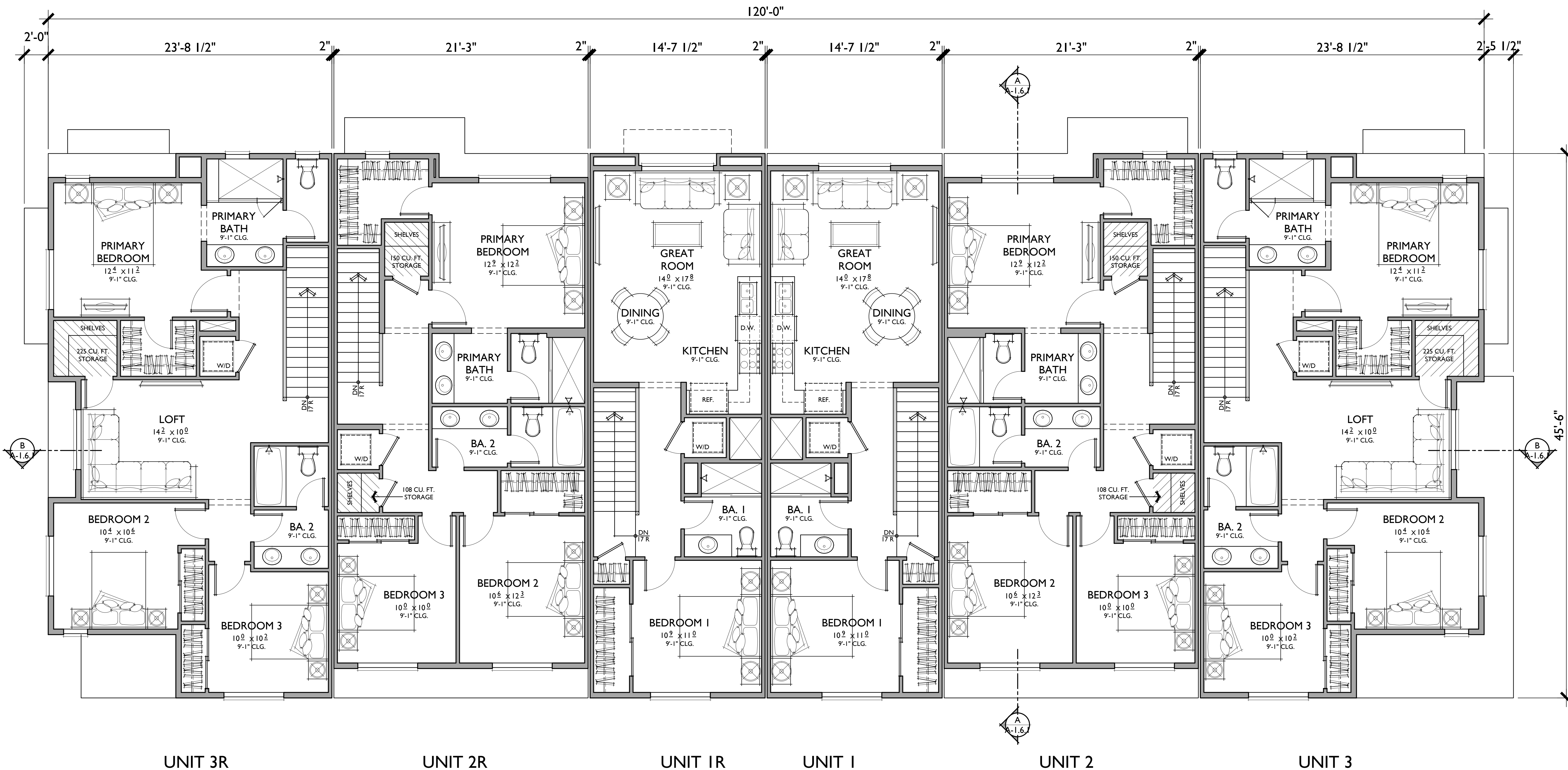
FLOOR AREA TABLE	
1ST FLOOR	516 SQ. FT.
2ND FLOOR	847 SQ. FT.
TOTAL	1,362 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

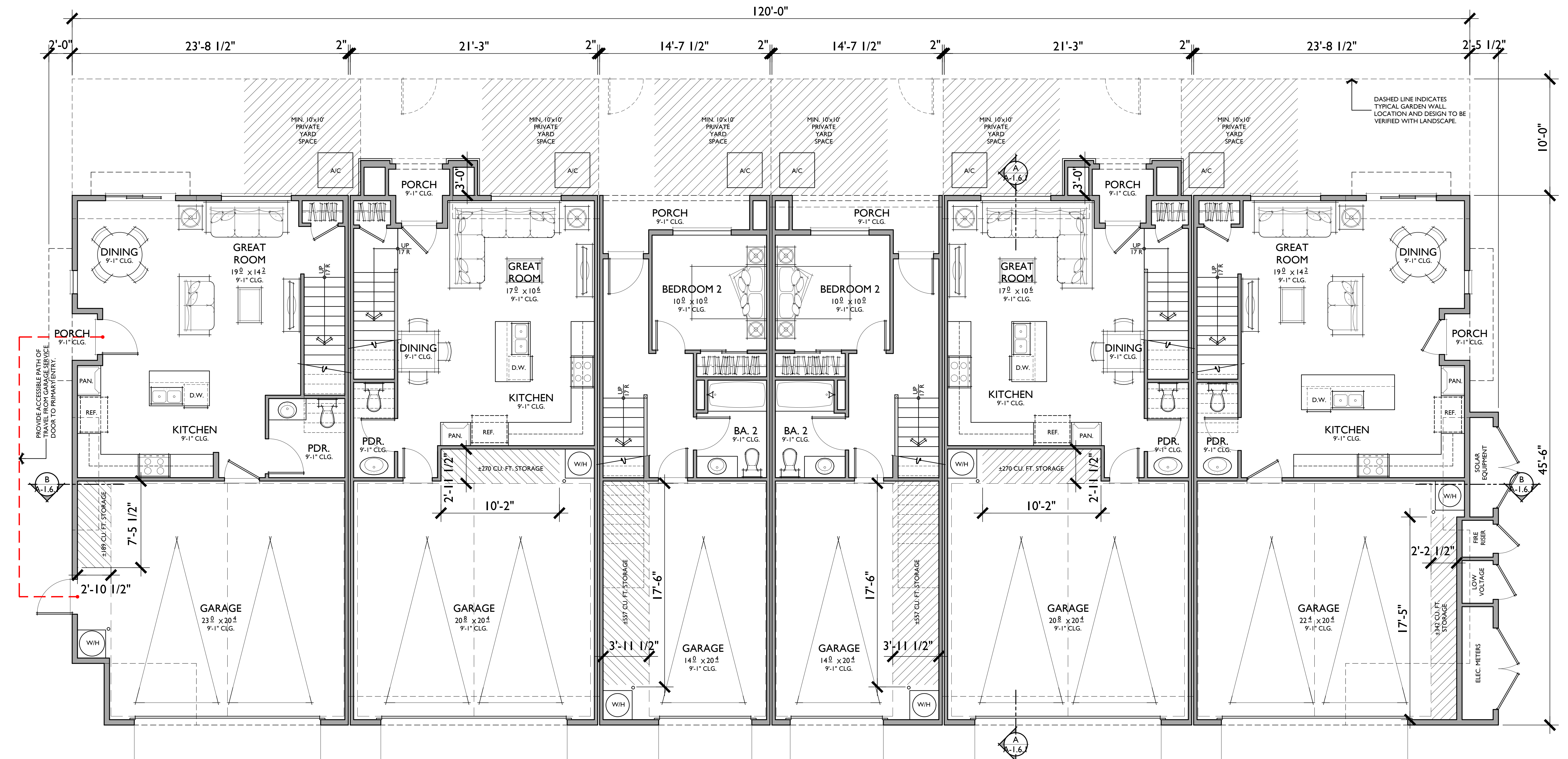
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

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

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





UNIT 3R - ACCESSIBLE

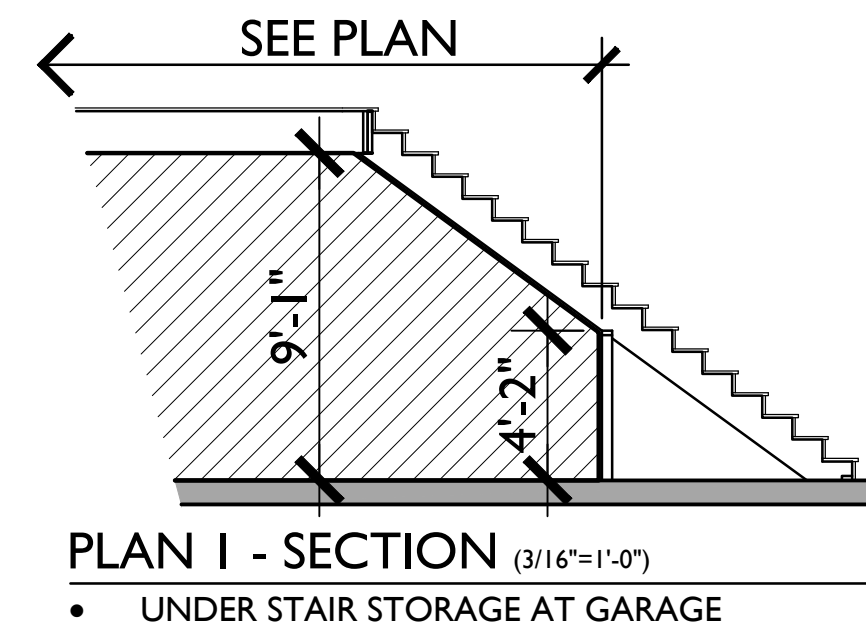
UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3



UNIT 1

2 BEDROOMS / 2 BATHS
SINGLE CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	344 SQ. FT.
2ND FLOOR	597 SQ. FT.
TOTAL	941 SQ. FT.
SINGLE CAR GARAGE	304 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	516 SQ. FT.
2ND FLOOR	847 SQ. FT.
TOTAL	1,362 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

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

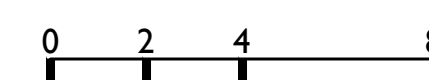
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING '2A' 6-PLEX (ACCESSIBLE PLAN 3R)

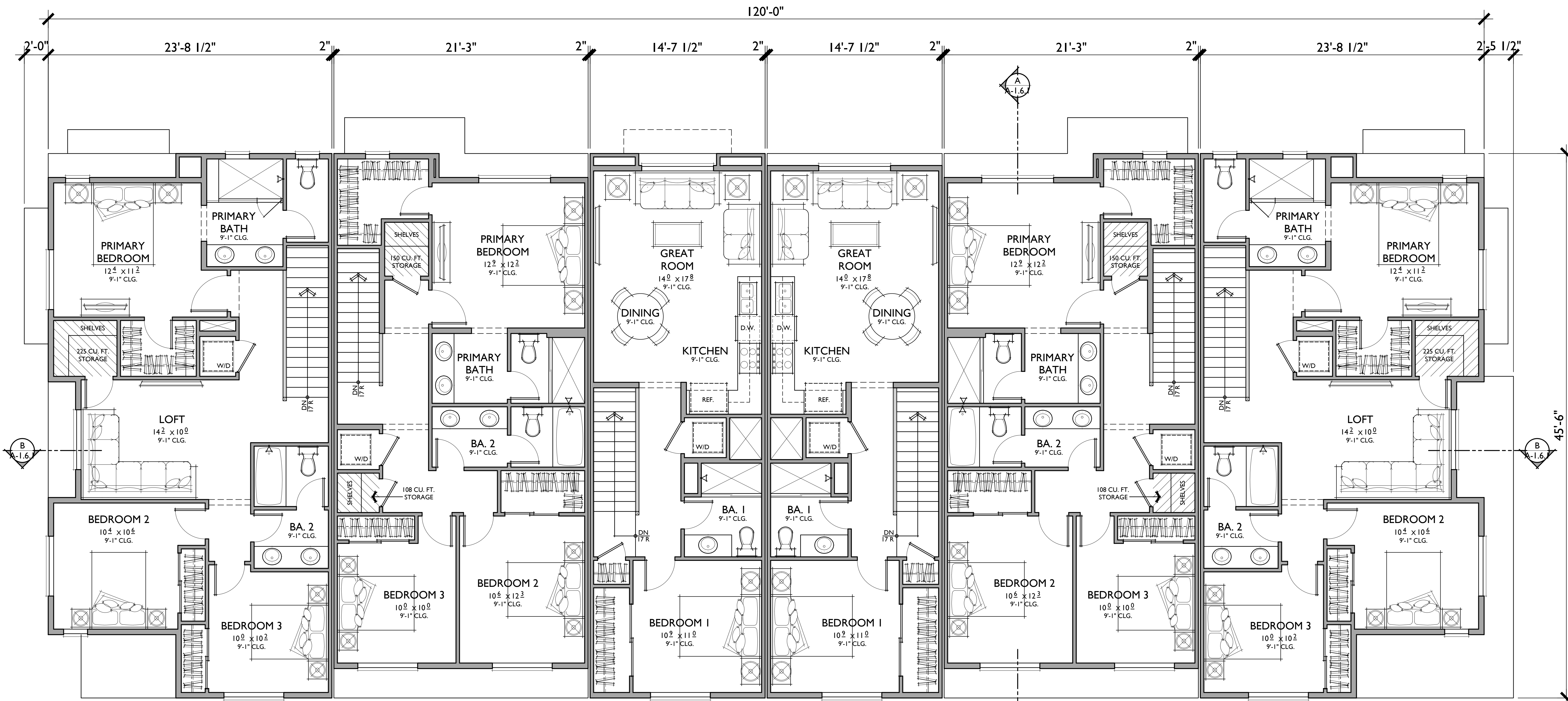
First Floor - Reflects Farmhouse Elevation

LAUREL RANCH

Antioch, California



A25.22240



UNIT 3R - ACCESSIBLE

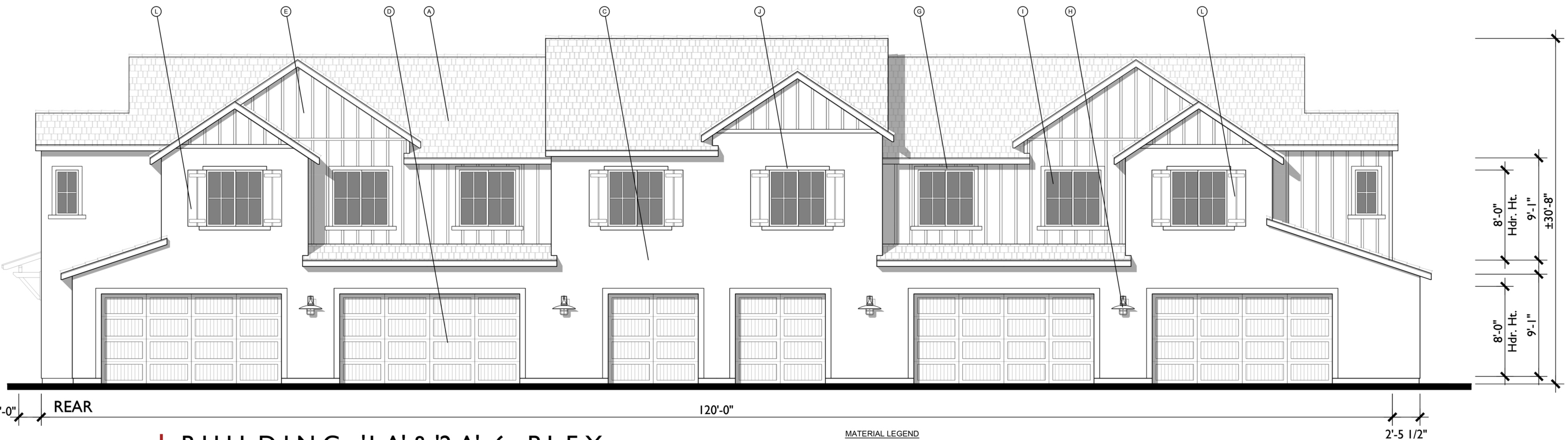
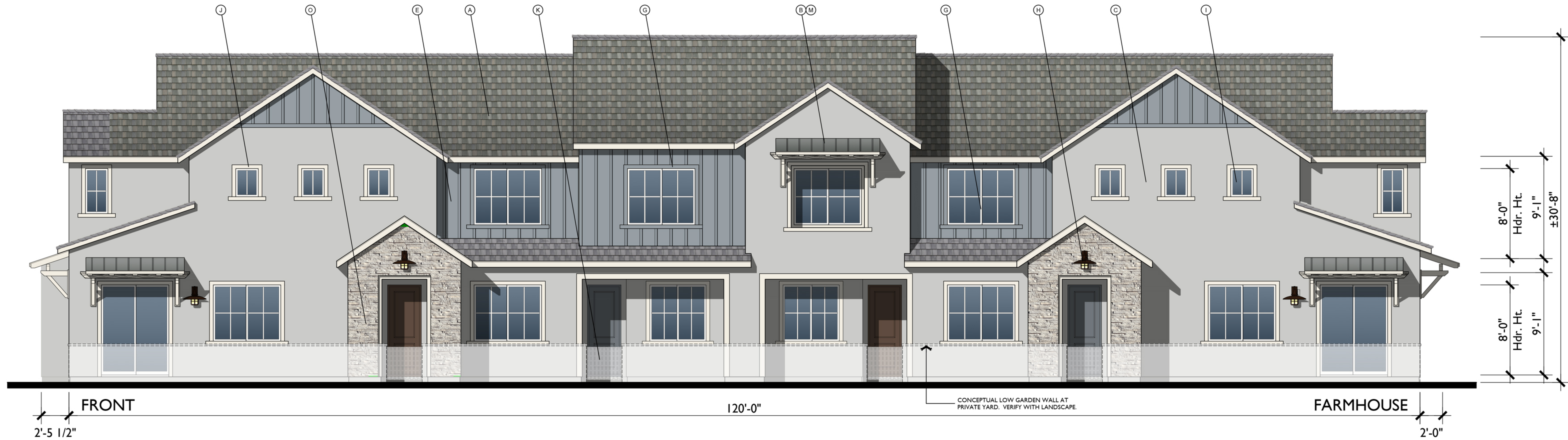
UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3



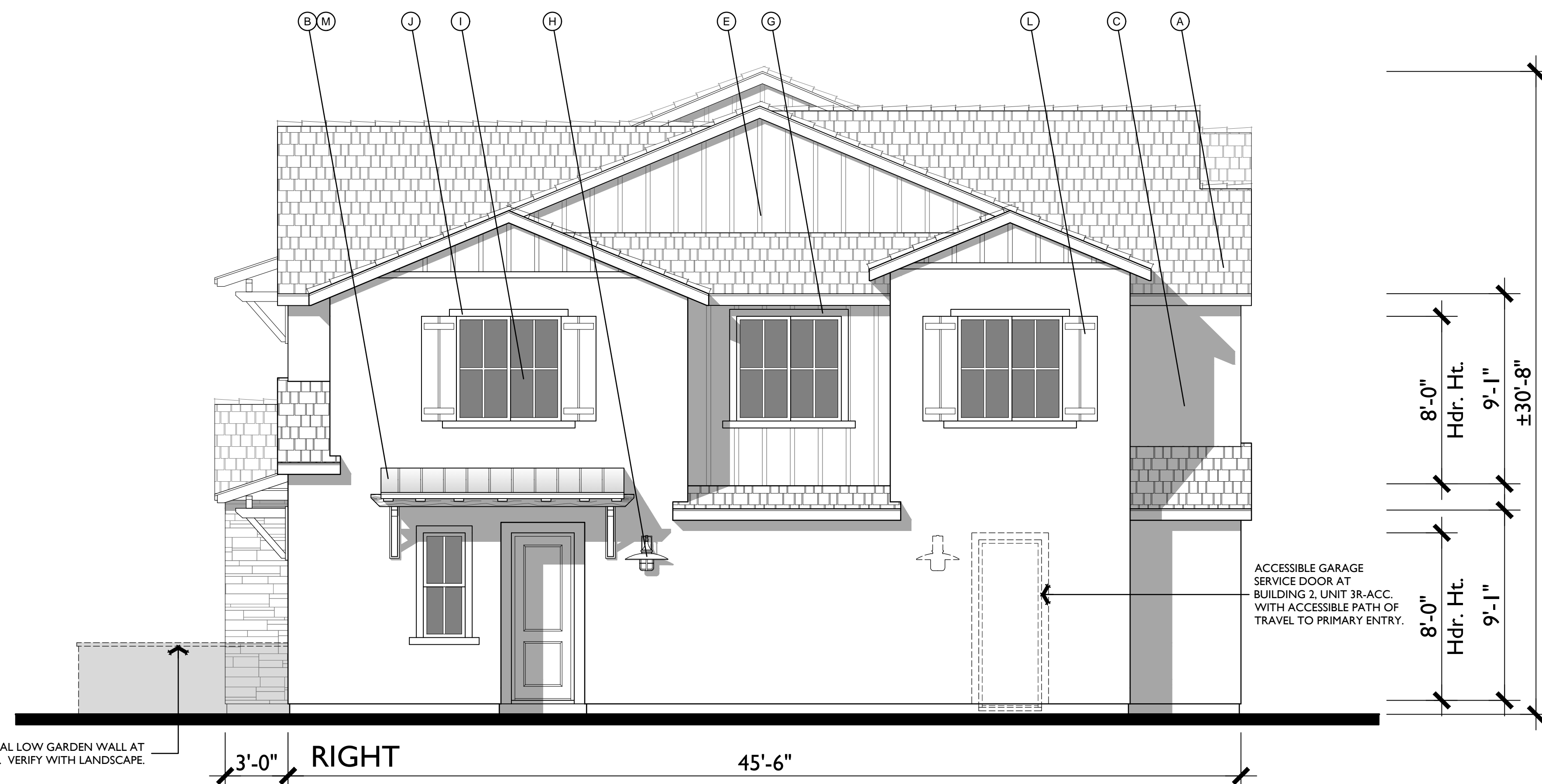
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BUILDING '1A' & '2A' 6-PLEX
 Farmhouse Elevations
LAUREL RANCH
 Antioch, California

- MATERIAL LEGEND**
- | | | |
|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE | F. CEMENTITIOUS HORIZONTAL SIDING | K. WROUGHT IRON GATE |
| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR | I. VINYL WINDOW | N. FABRICATED METAL AWNING |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

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

0 2 4 8 A 25.22240

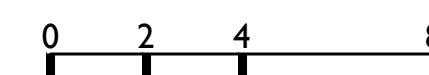


BUILDING '1A' & '2A' 6- PLEX
Farmhouse Elevations
LAUREL RANCH
Antioch, California

MATERIAL LEGEND

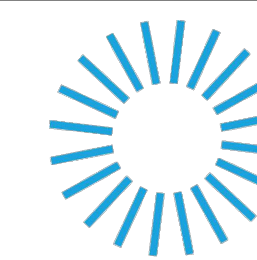
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|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE | F. CEMENTITIOUS HORIZONTAL SIDING | K. WROUGHT IRON GATE |
| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR | I. VINYL WINDOW | N. FABRICATED METAL AWNING |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

ACCESSIBLE GARAGE SERVICE DOOR AT BUILDING 2, UNIT 3R-ACC. WITH ACCESSIBLE PATH OF TRAVEL TO PRIMARY ENTRY.

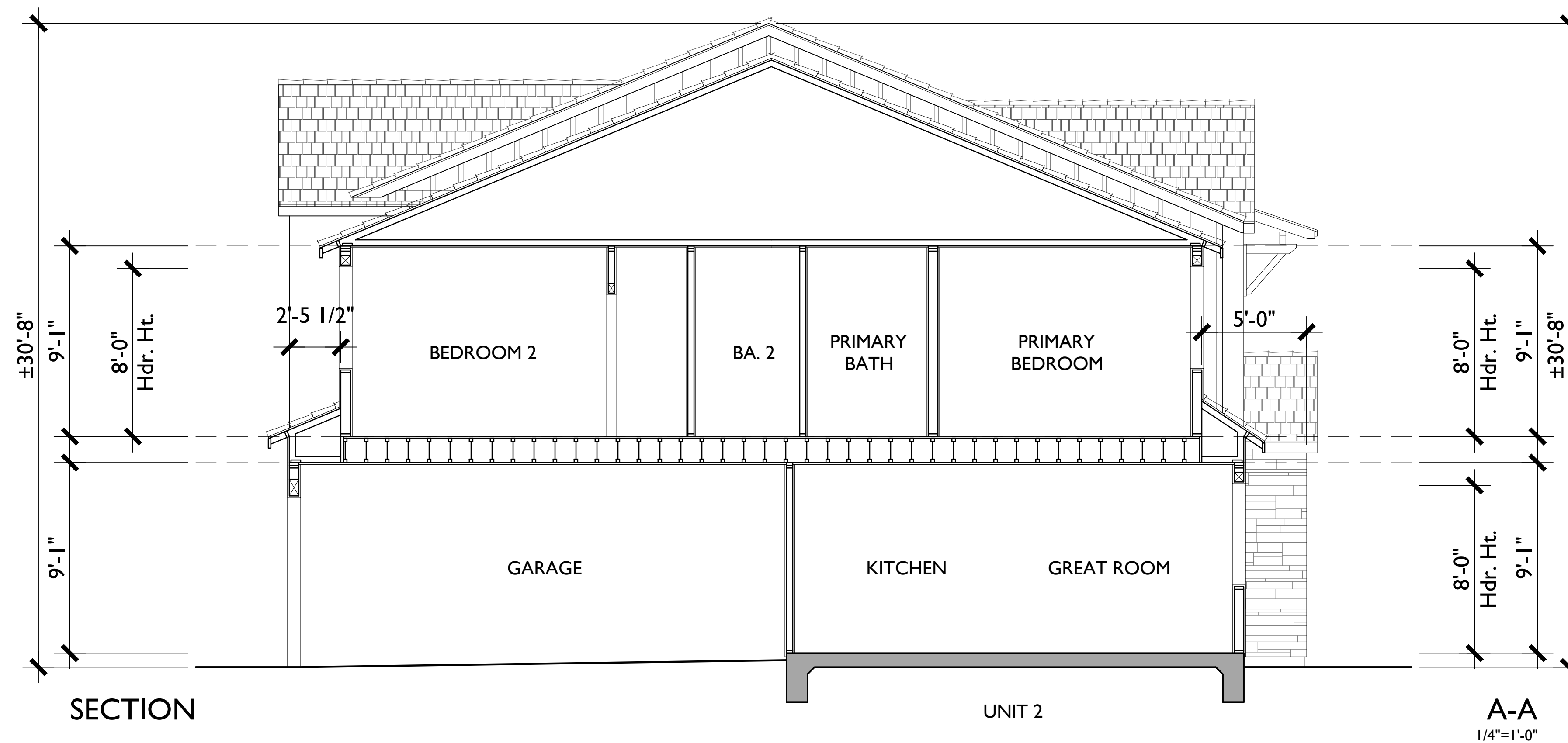
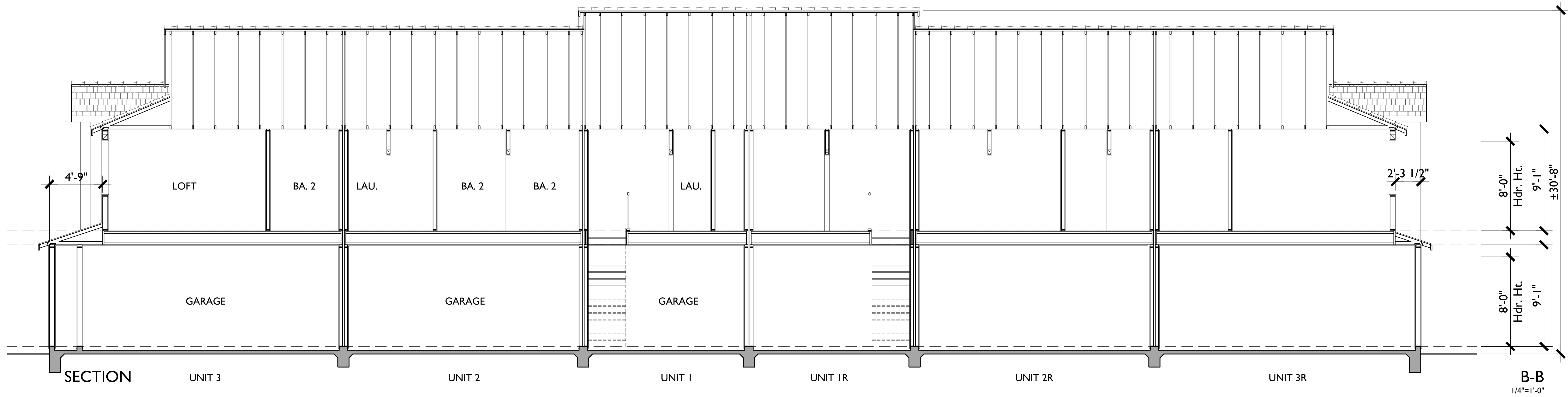


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A-1.6



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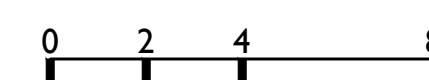


BUILDING '1A' & '2A' 6- PLEX

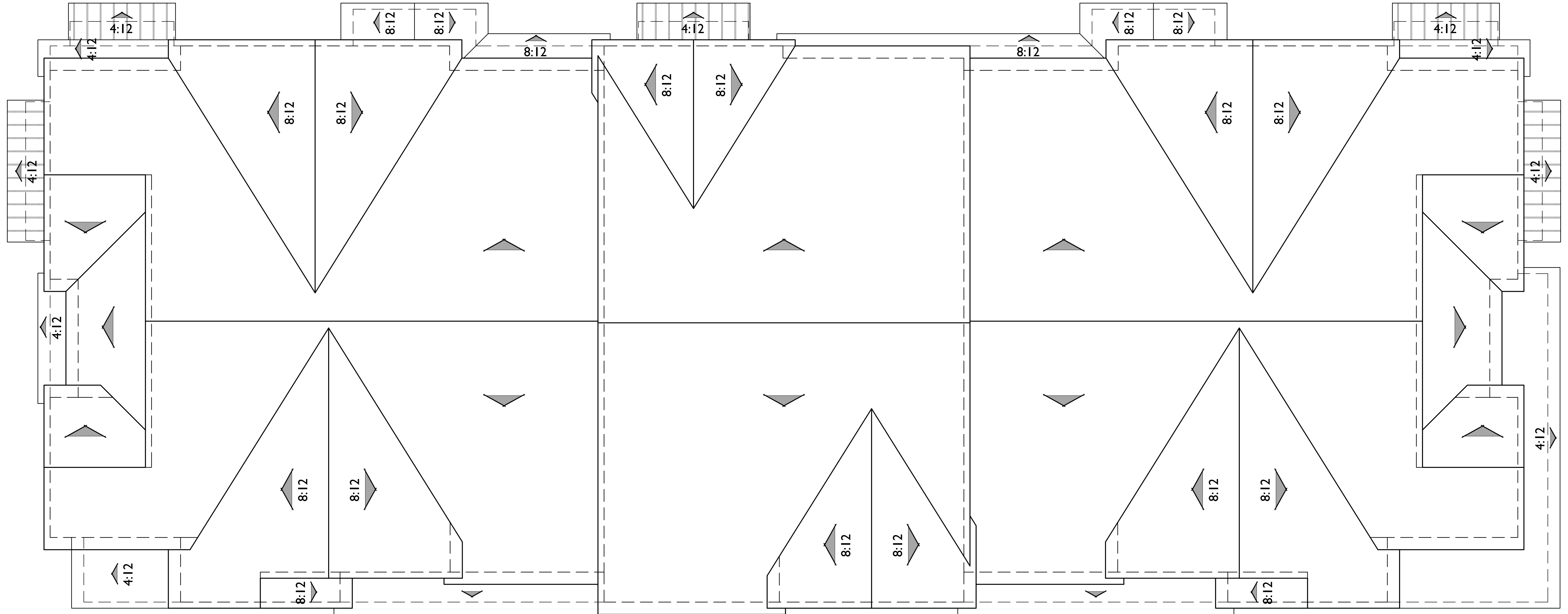
Sections

LAUREL RANCH

Antioch, California



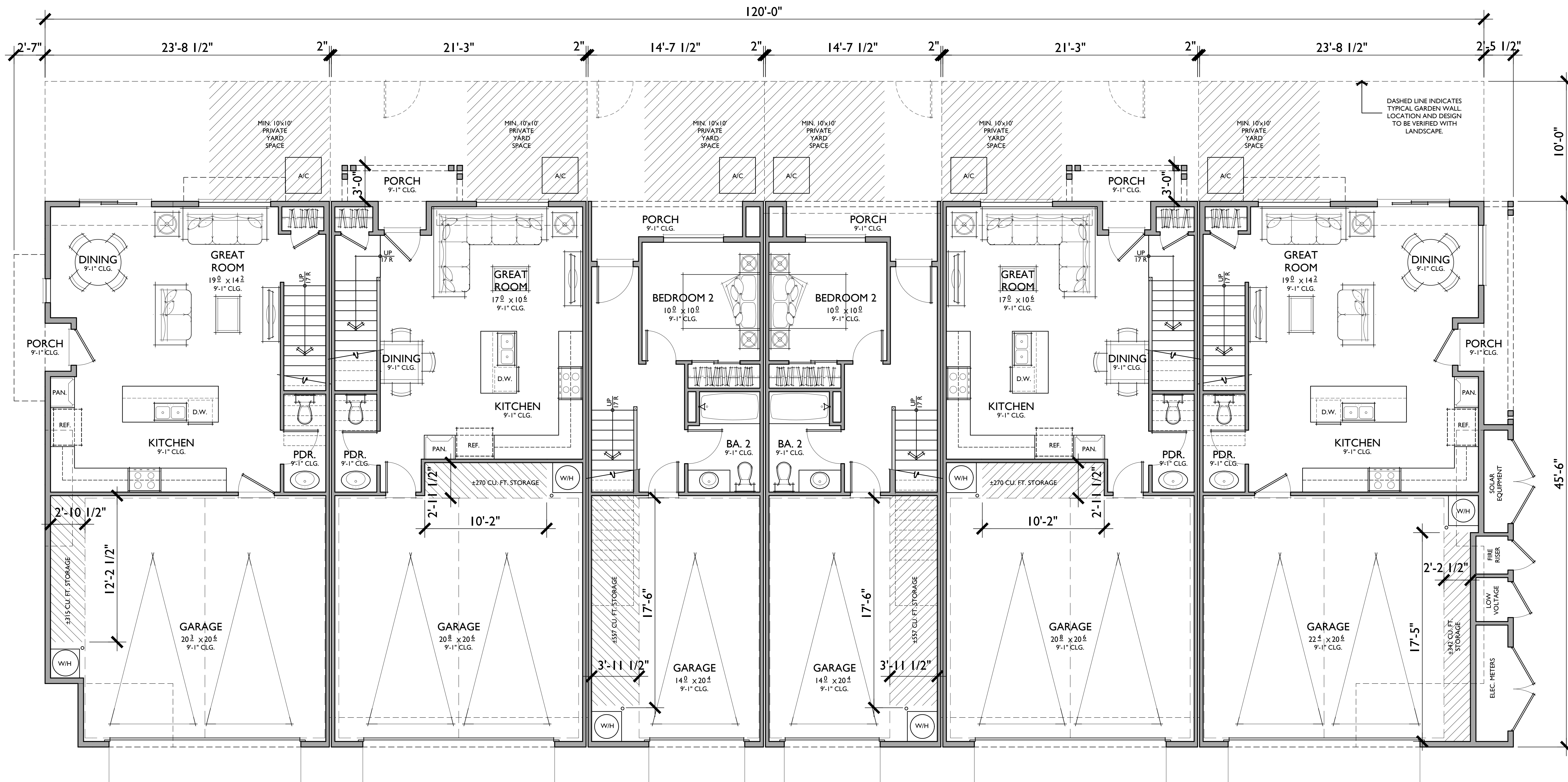
A 25.22240



ROOF PLAN

FARMHOUSE

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



UNIT 3R

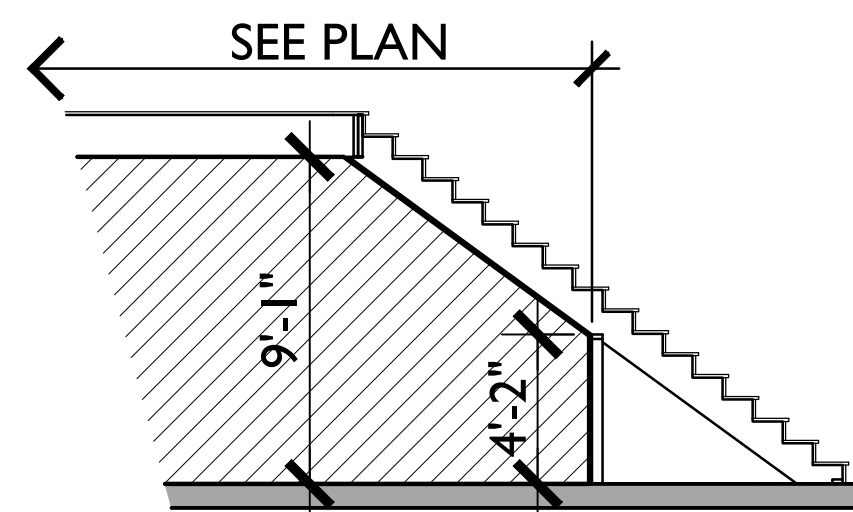
UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3



PLAN I - SECTION (3/16"=1'-0")
• UNDER STAIR STORAGE AT GARAGE

UNIT 1

2 BEDROOMS / 2 BATHS
SINGLE CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	344 SQ. FT.
2ND FLOOR	597 SQ. FT.
TOTAL	941 SQ. FT.
SINGLE CAR GARAGE	304 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	516 SQ. FT.
2ND FLOOR	847 SQ. FT.
TOTAL	1,362 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

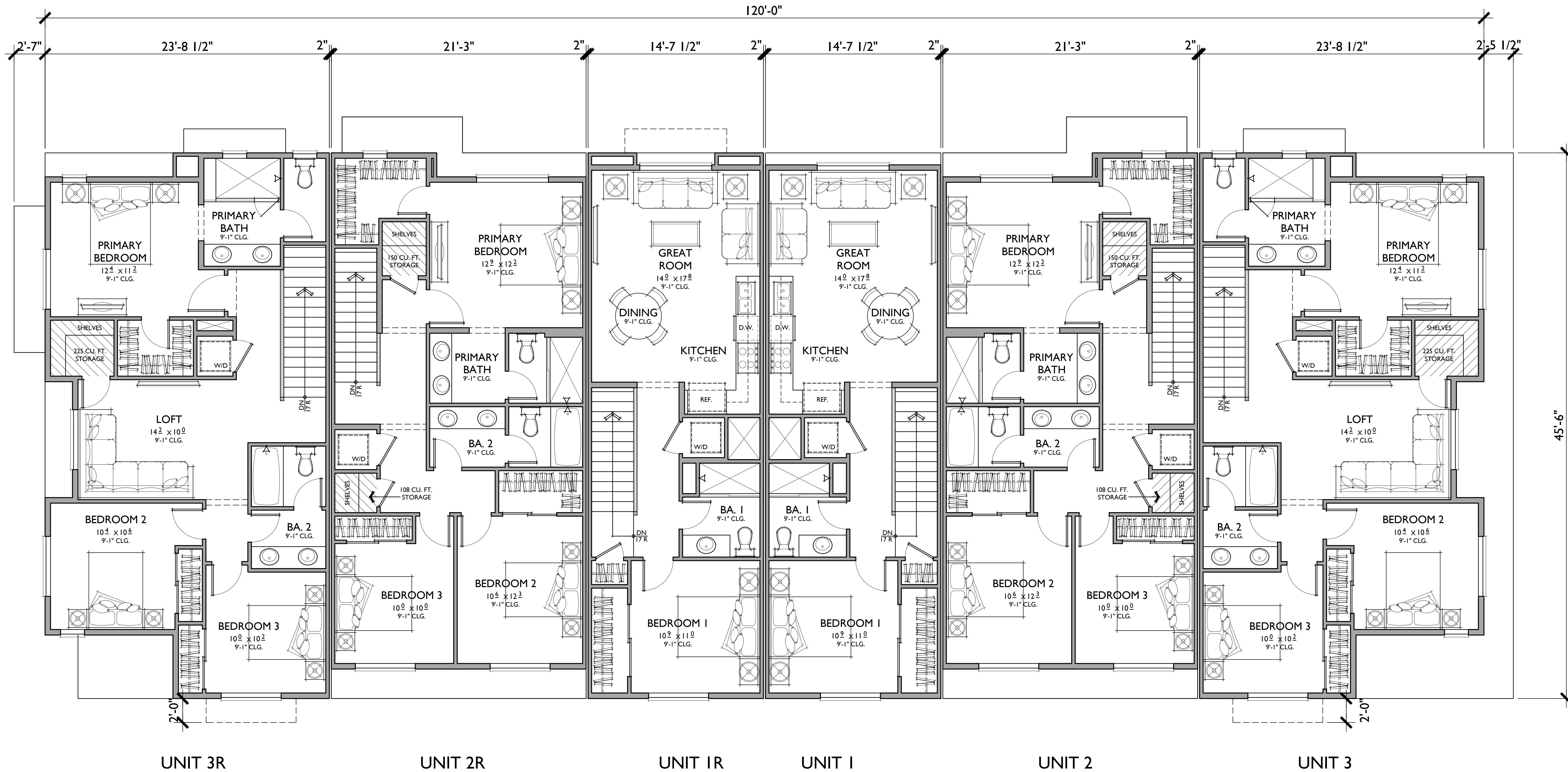
UNIT 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

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

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

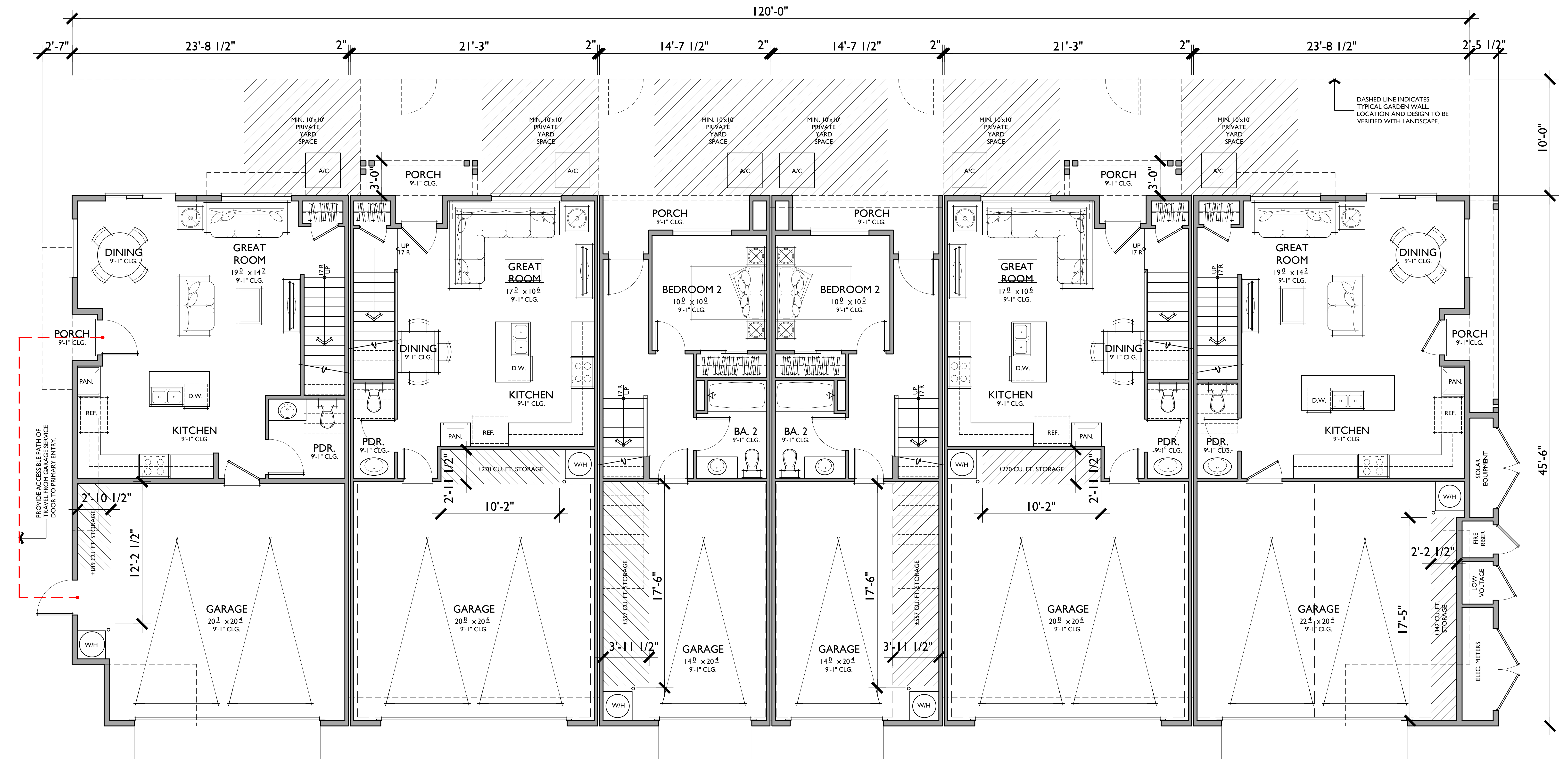


BUILDING 'IB' 6-PLEX

Second Floor - Reflects Modern Farmhouse Elevation

LAUREL RANCH

Antioch, California



UNIT 3R - ACCESSIBLE

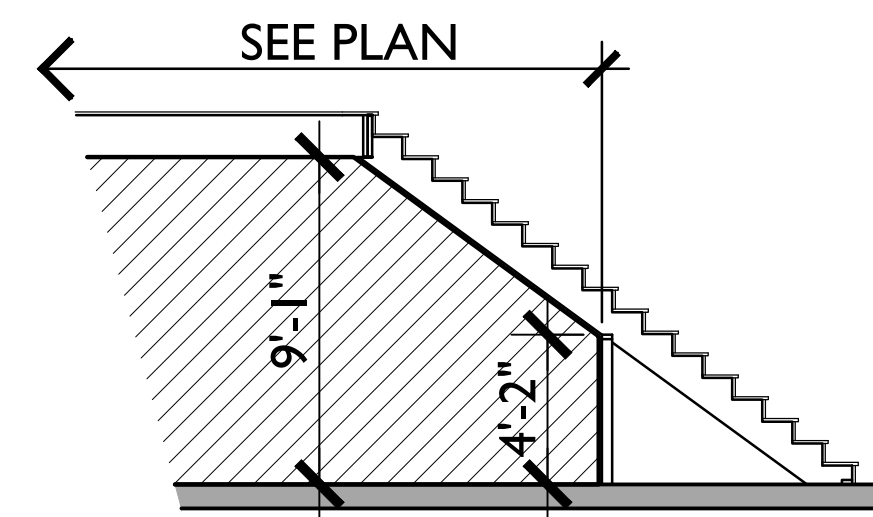
UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3



PLAN I - SECTION (30/16°=1'-0")
• UNDER STAIR STORAGE AT GARAGE

UNIT 1

2 BEDROOMS / 2 BATHS
SINGLE CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	344 SQ. FT.
2ND FLOOR	597 SQ. FT.
TOTAL	941 SQ. FT.
SINGLE CAR GARAGE	304 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	516 SQ. FT.
2ND FLOOR	847 SQ. FT.
TOTAL	1,362 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

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

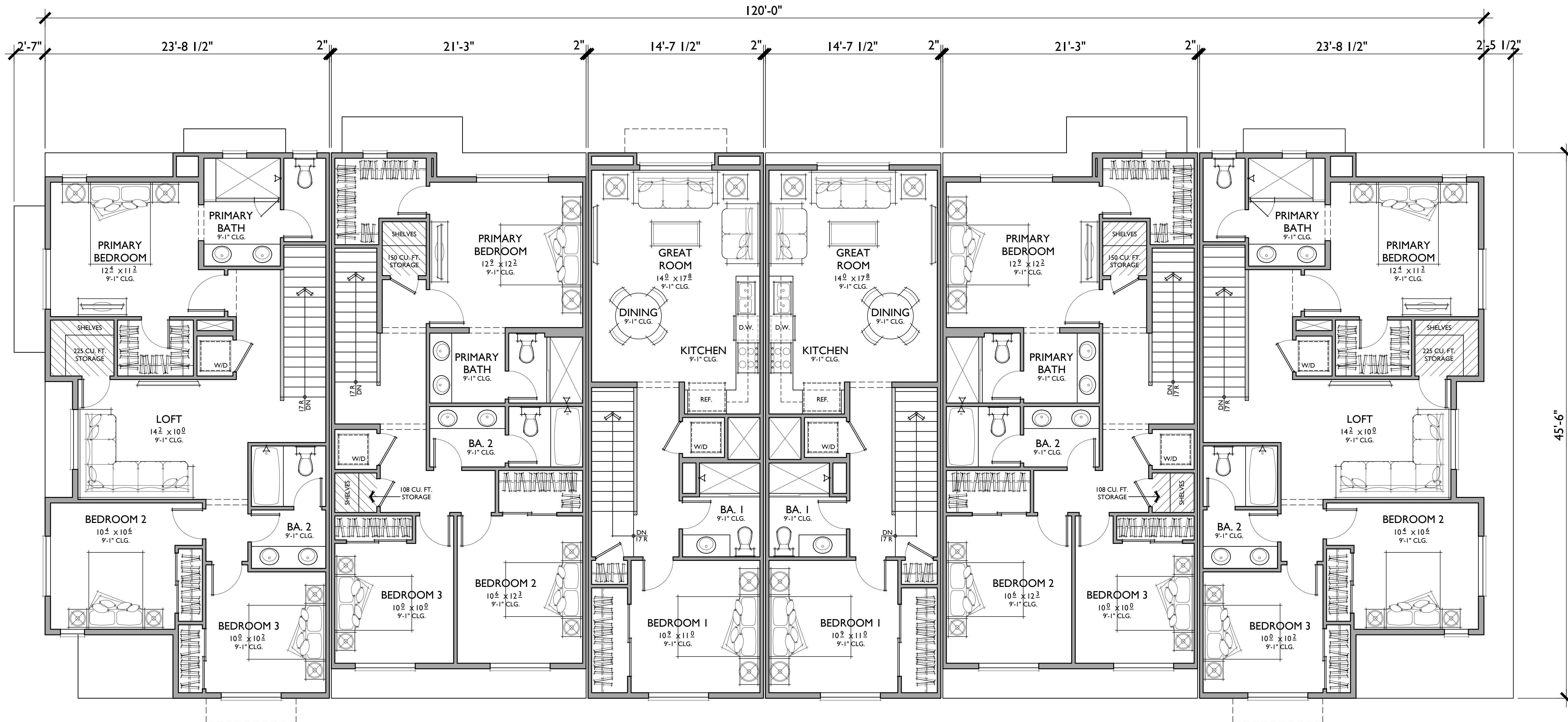
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING '2B' 6-PLEX (ACCESSIBLE PLAN 3R)

First Floor - Reflects Modern Farmhouse Elevation

LAUREL RANCH

Antioch, California



UNIT 3R - ACCESSIBLE

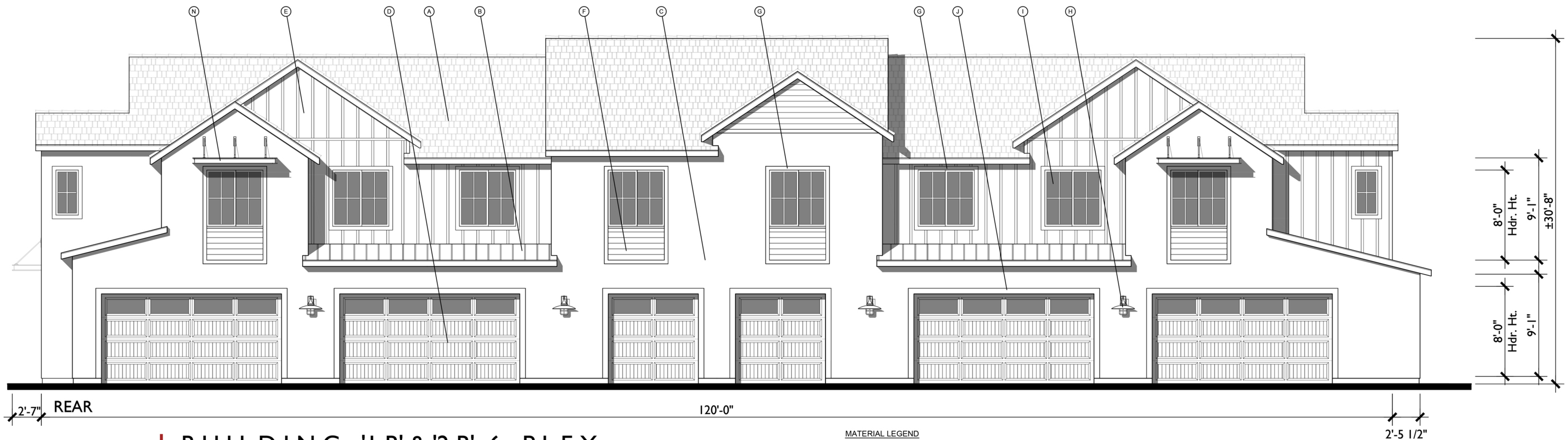
UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3

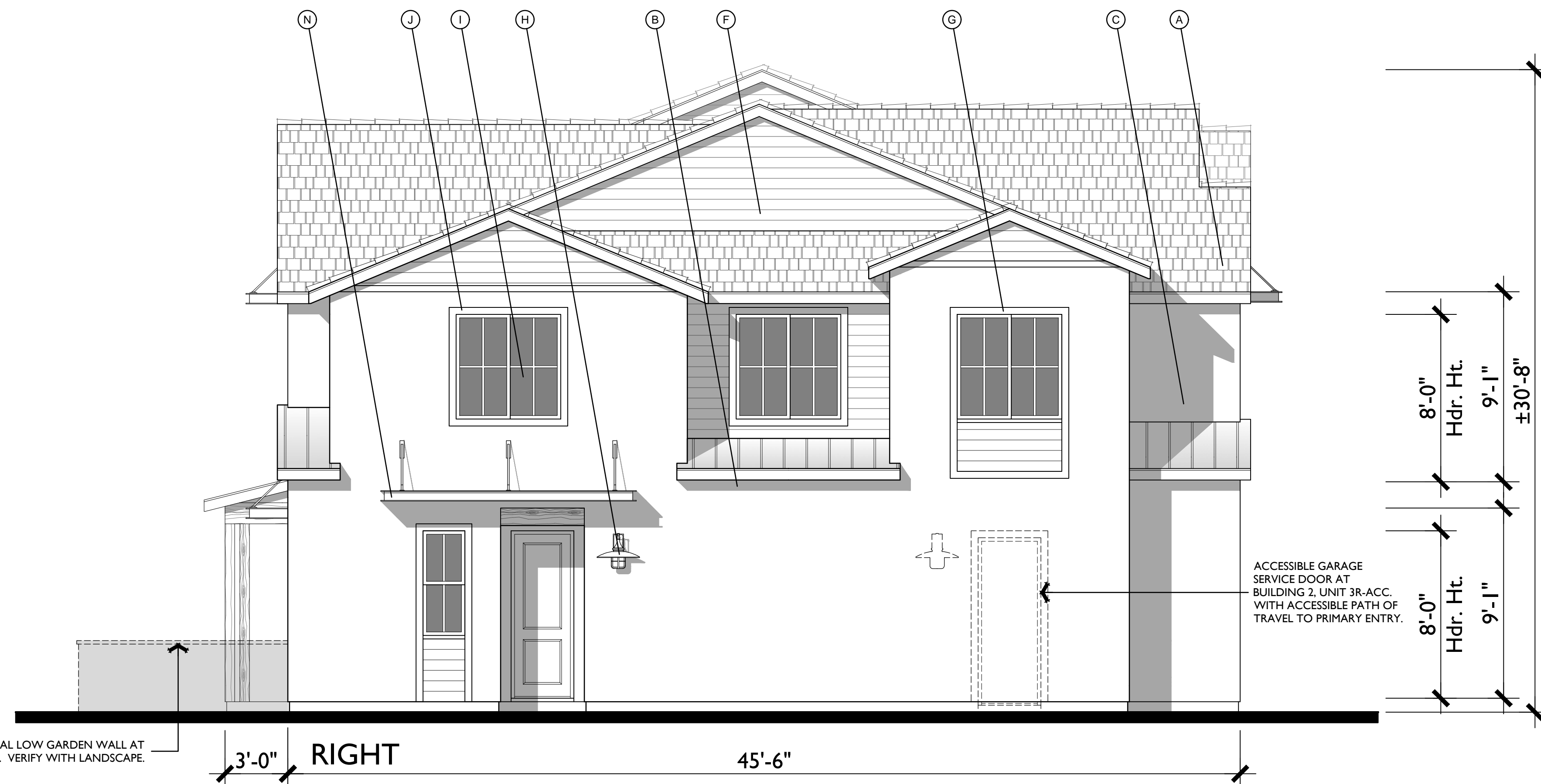
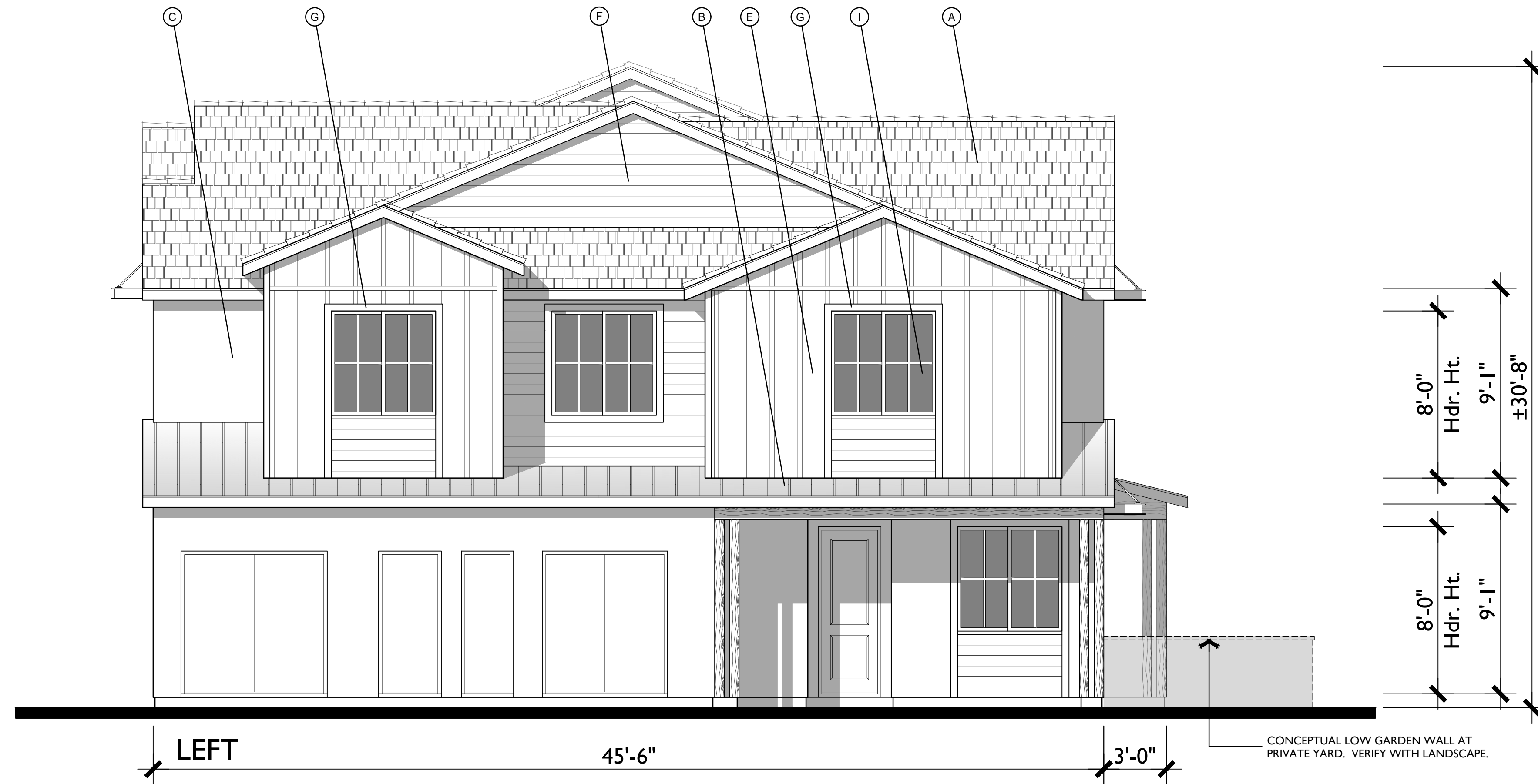


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BUILDING '1B' & '2B' 6- PLEX
 Modern Farmhouse Elevations
LAUREL RANCH
 Antioch, California

- MATERIAL LEGEND**
- | | | |
|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE | F. CEMENTITIOUS HORIZONTAL SIDING | K. WROUGHT IRON GATE |
| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR | I. VINYL WINDOW | N. FABRICATED METAL AWNING |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

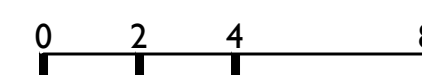
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BUILDING '1B' & '2B' 6- PLEX
Modern Farmhouse Elevations

LAUREL RANCH

Antioch, California



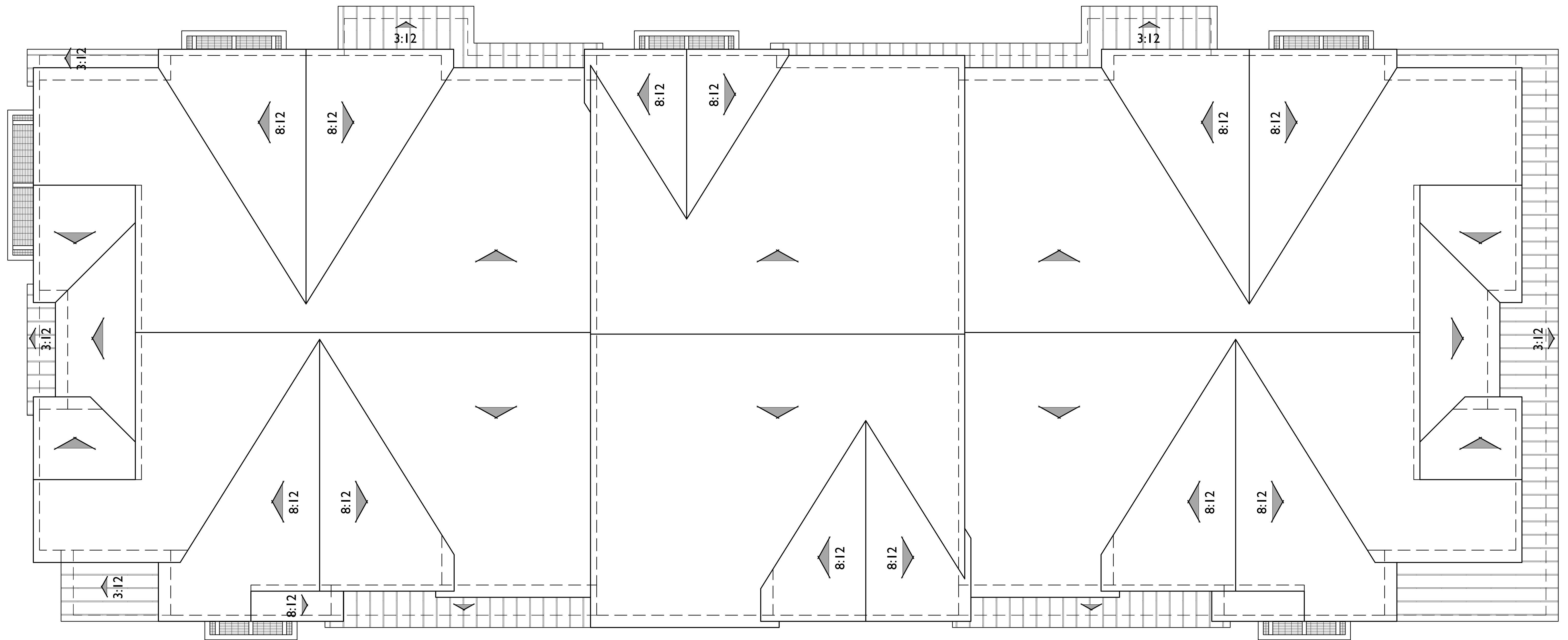
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MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STANDING SEAM METAL ROOF
- C. STUCCO (COLOR VARIES)
- D. METAL SECTIONAL GARAGE DOOR
- E. CEMENTITIOUS BOARD AND BATTEN SIDING

- F. CEMENTITIOUS HORIZONTAL SIDING
- G. CEMENTITIOUS TRIM
- H. LIGHT FIXTURE
- I. VINYL WINDOW
- J. STUCCO OVER FOAM TRIM

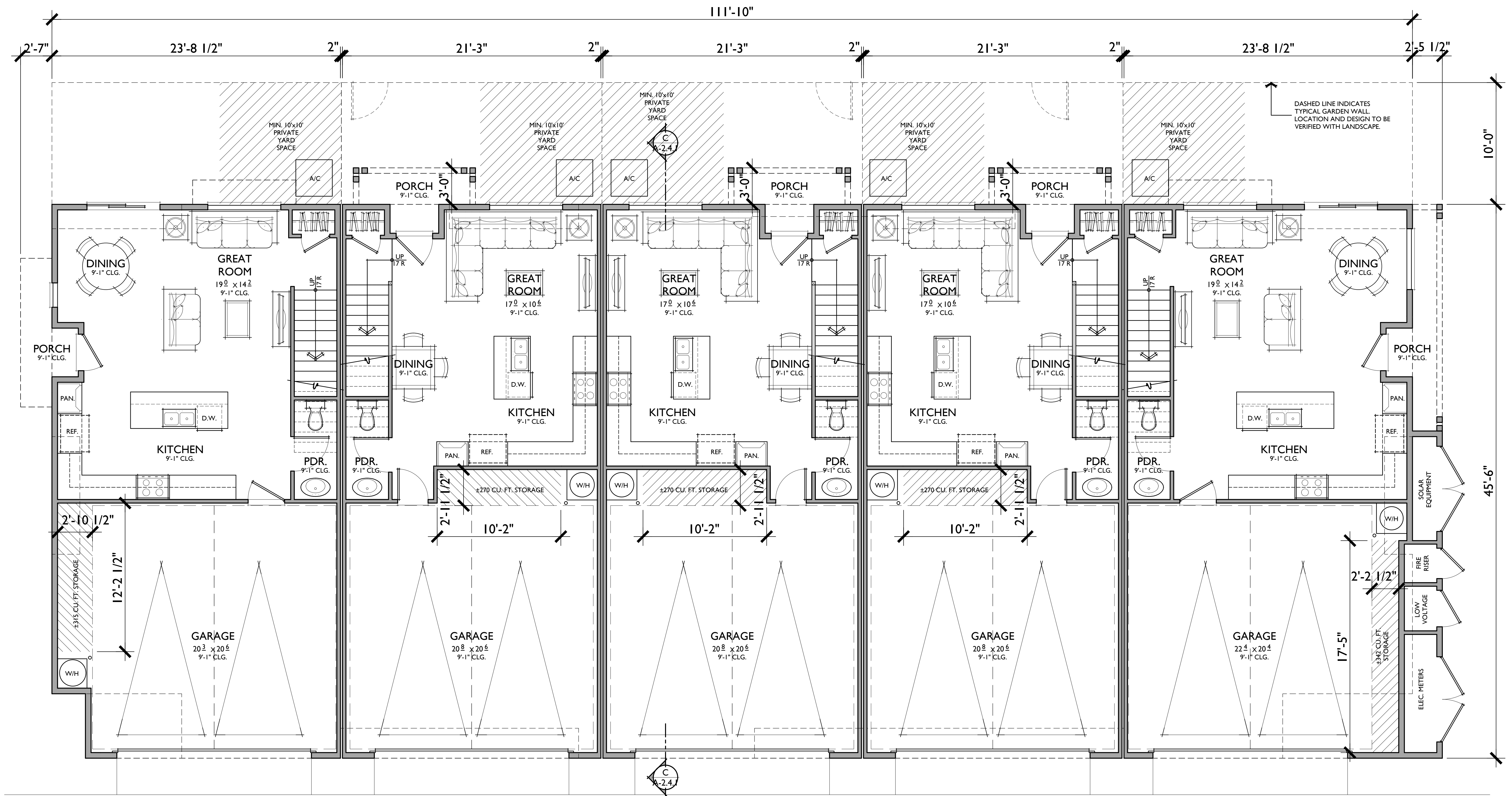
- K. WROUGHT IRON GATE
- L. DECORATIVE SHUTTERS
- M. SHED ROOF w/ WOOD BRACES
- N. FABRICATED METAL AWNING
- O. STONE VENEER



ROOF PLAN

MODERN FARMHOUSE

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



UNIT 3R

UNIT 2R

UNIT 2X

UNIT 2

UNIT 3

UNIT 2

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	516 SQ. FT.
2ND FLOOR	847 SQ. FT.
TOTAL	1,362 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2X

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

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

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

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

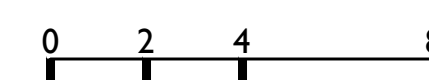
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING '3B' 5-PLEX

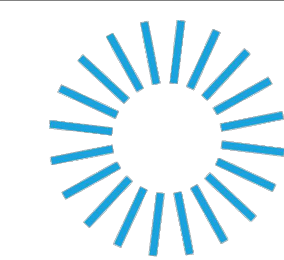
First Floor - Reflects Modern Farmhouse Elevation

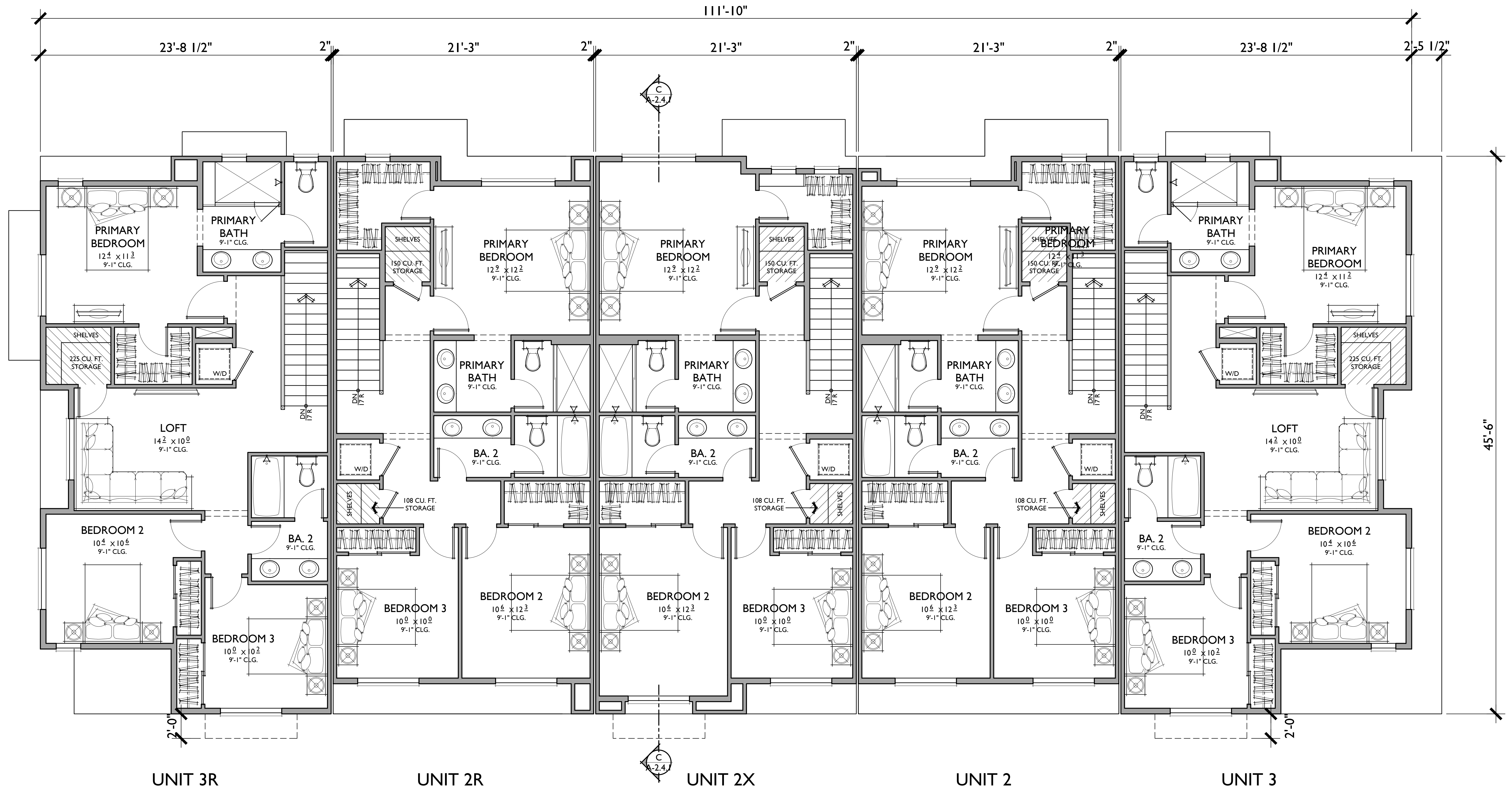
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Antioch, California



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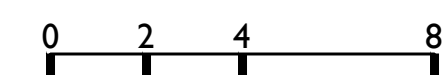


BUILDING '3B' 5-PLEX

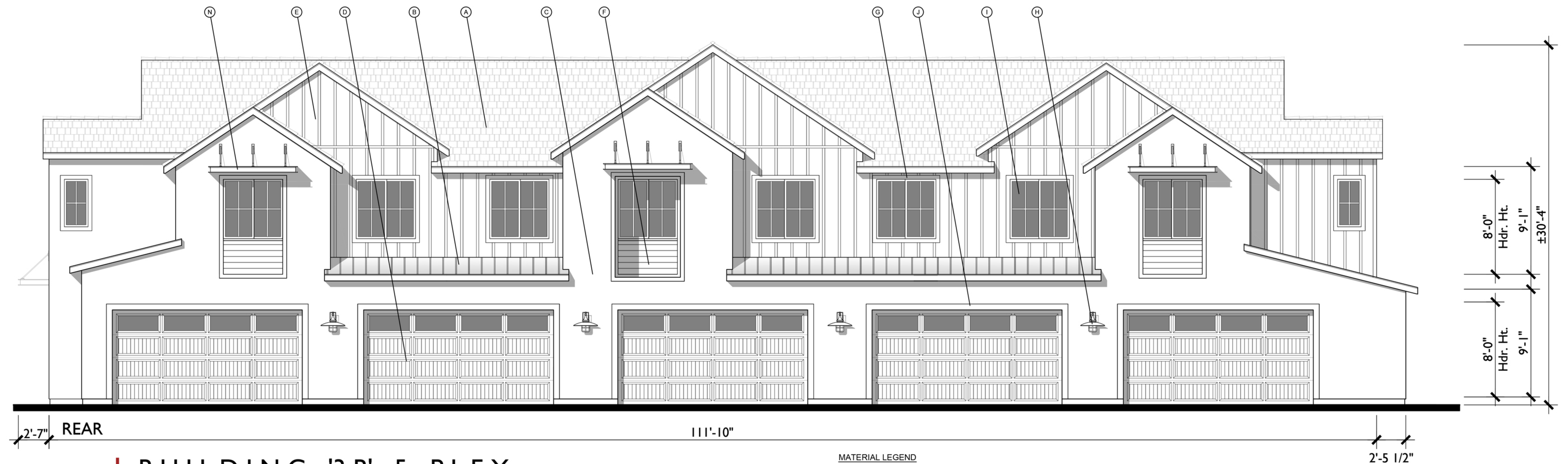
Second Floor - Reflects Modern Farmhouse Elevation

LAUREL RANCH

Antioch, California



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BUILDING '3B' 5- PLEX
Modern Farmhouse Elevations
LAUREL RANCH
Antioch, California

MATERIAL LEGEND

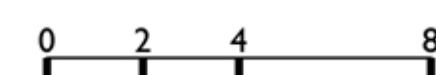
- A. CONCRETE FLAT TILE
- B. STANDING SEAM METAL ROOF
- C. STUCCO (COLOR VARIES)
- D. METAL SECTIONAL GARAGE DOOR
- E. CEMENTITIOUS BOARD AND BATTEN SIDING

- F. CEMENTITIOUS HORIZONTAL SIDING
- G. CEMENTITIOUS TRIM
- H. LIGHT FIXTURE
- I. VINYL WINDOW
- J. STUCCO OVER FOAM TRIM

- K. WROUGHT IRON GATE
- L. DECORATIVE SHUTTERS
- M. SHED ROOF w/ WOOD BRACES
- N. FABRICATED METAL AWNING
- O. STONE VENEER

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fax +1 949 553 0548



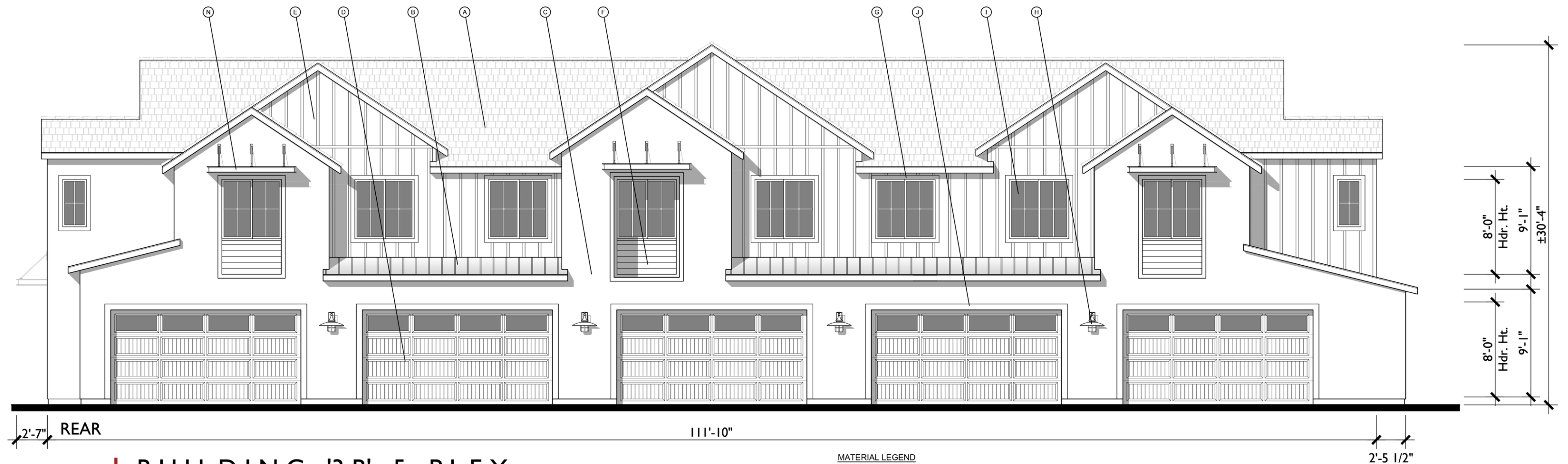
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A-2.3



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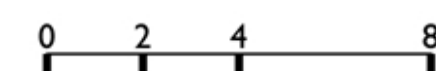
BUILDING '3B' 5-PLEX
Modern Farmhouse Elevations
LAUREL RANCH
Antioch, California

MATERIAL LEGEND

- | | | |
|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE | F. CEMENTITIOUS HORIZONTAL SIDING | K. WROUGHT IRON GATE |
| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR | I. VINYL WINDOW | N. FABRICATED METAL AWNING |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

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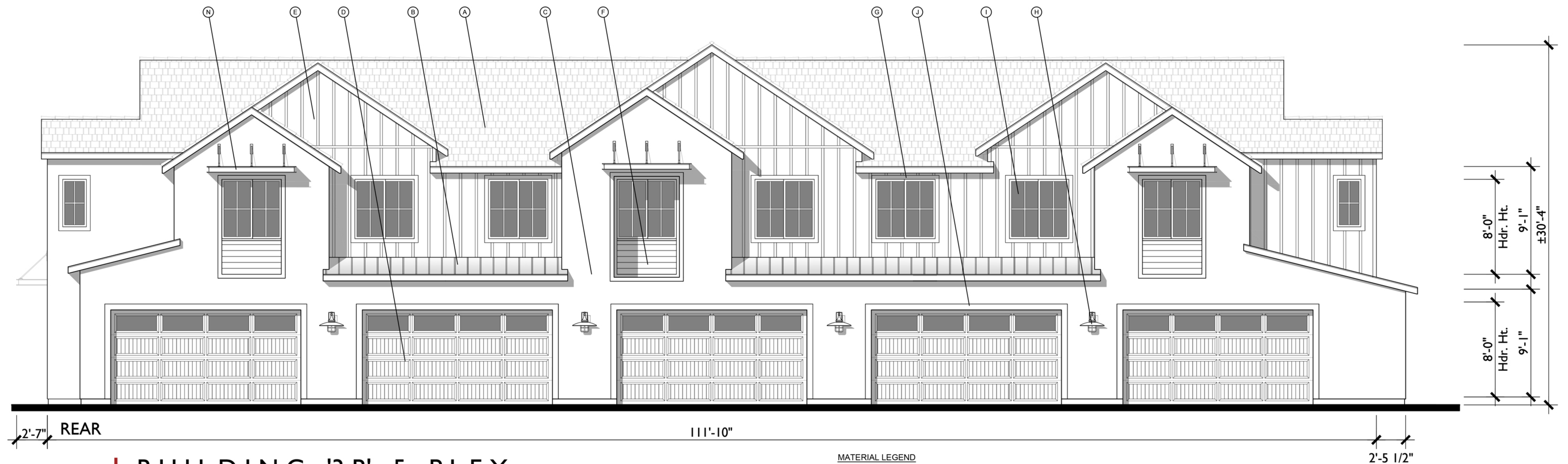
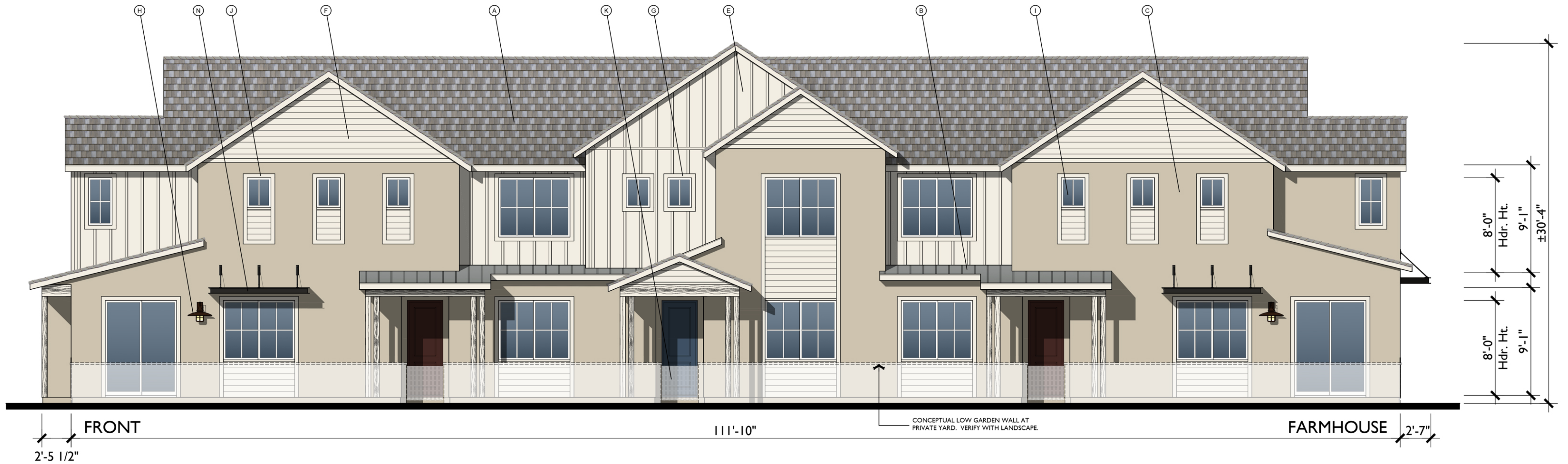
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A-2.3



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03.30.23



MATERIAL LEGEND

- | | | |
|---|-----------------------------------|-----------------------------|
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| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
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| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

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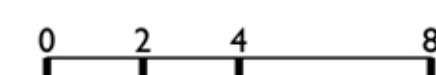
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BUILDING '3B' 5- PLEX

Modern Farmhouse Elevations

LAUREL RANCH

Antioch, California



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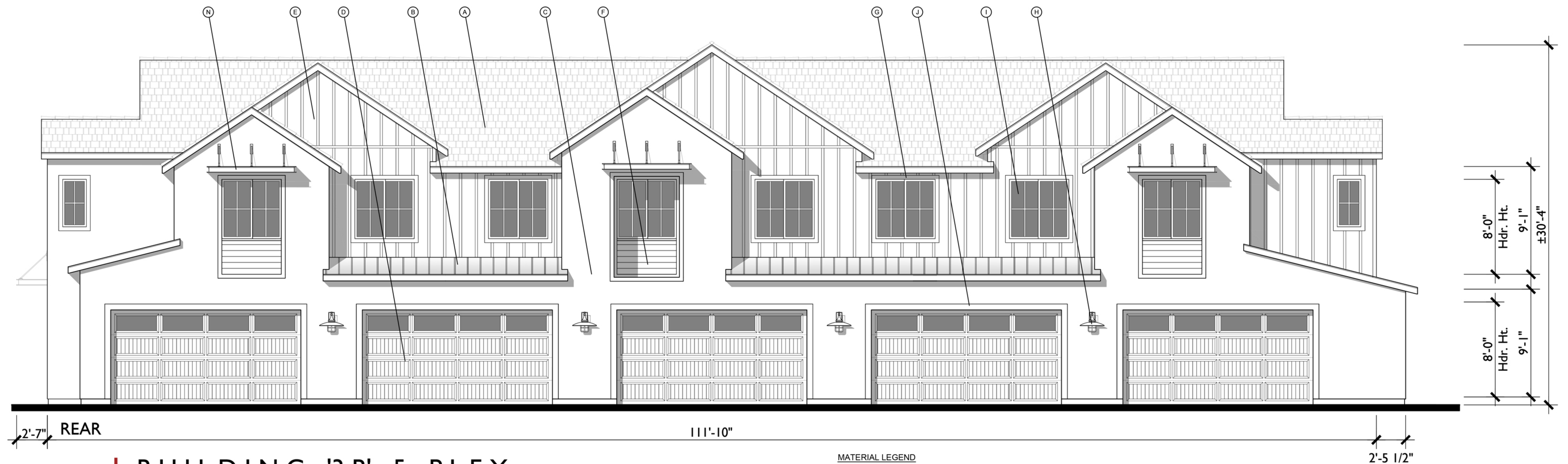
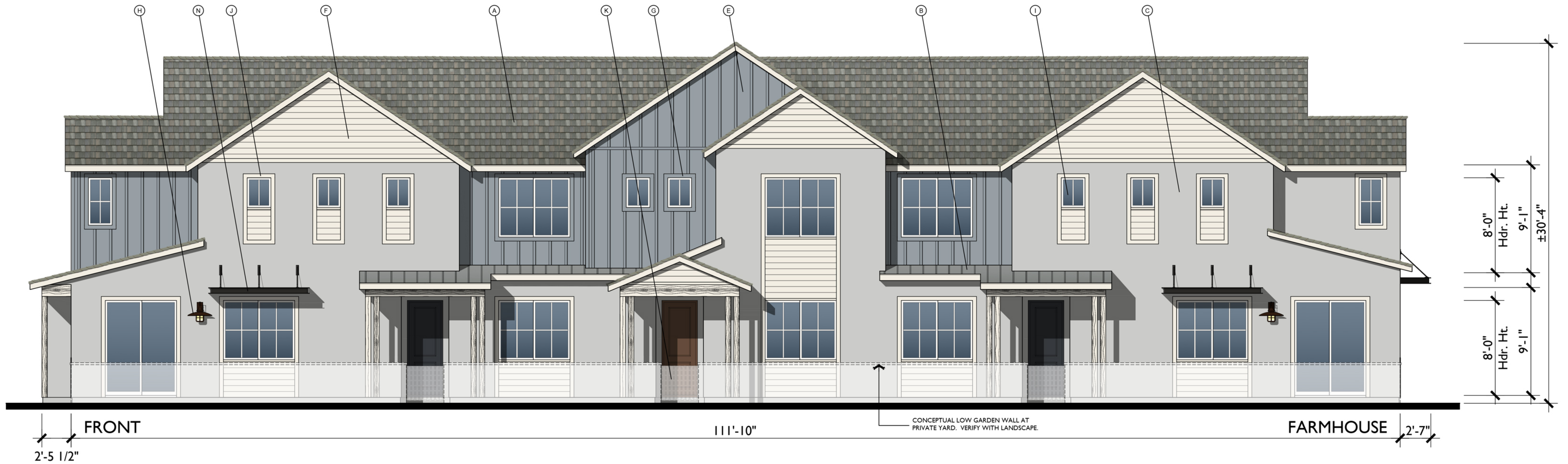
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Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

03.30.23

A-2.3



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MATERIAL LEGEND

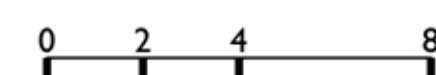
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|---|-----------------------------------|-----------------------------|
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| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR | I. VINYL WINDOW | N. FABRICATED METAL AWNING |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

BUILDING '3B' 5-PLEX

Modern Farmhouse Elevations

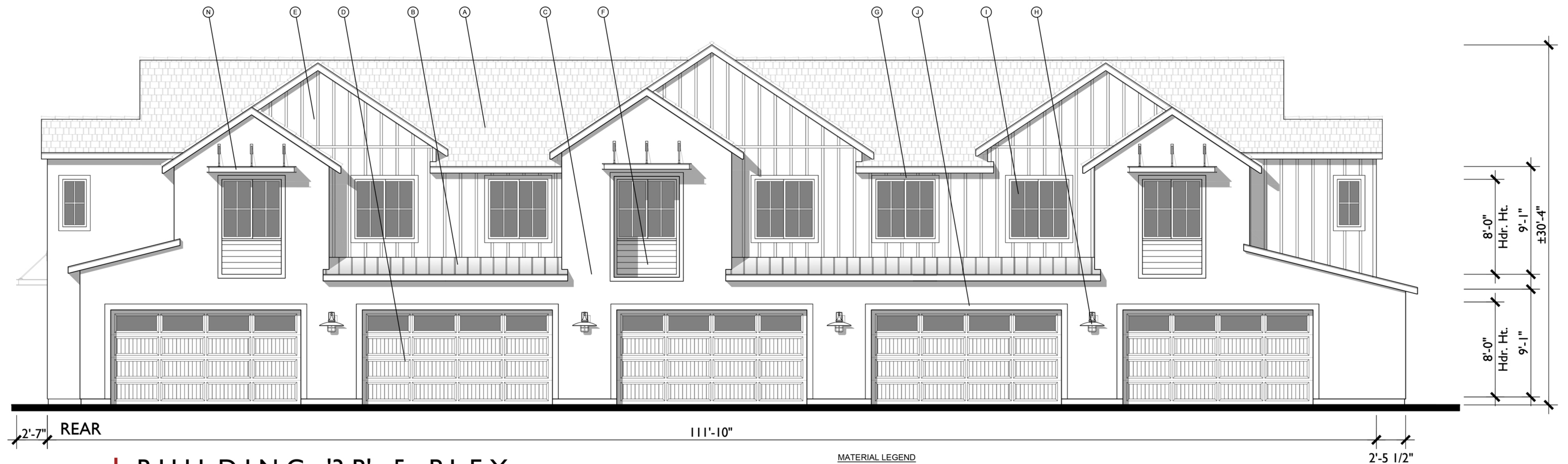
LAUREL RANCH

Antioch, California



A25.22240





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BUILDING '3B' 5-PLEX
Modern Farmhouse Elevations
LAUREL RANCH
Antioch, California

MATERIAL LEGEND

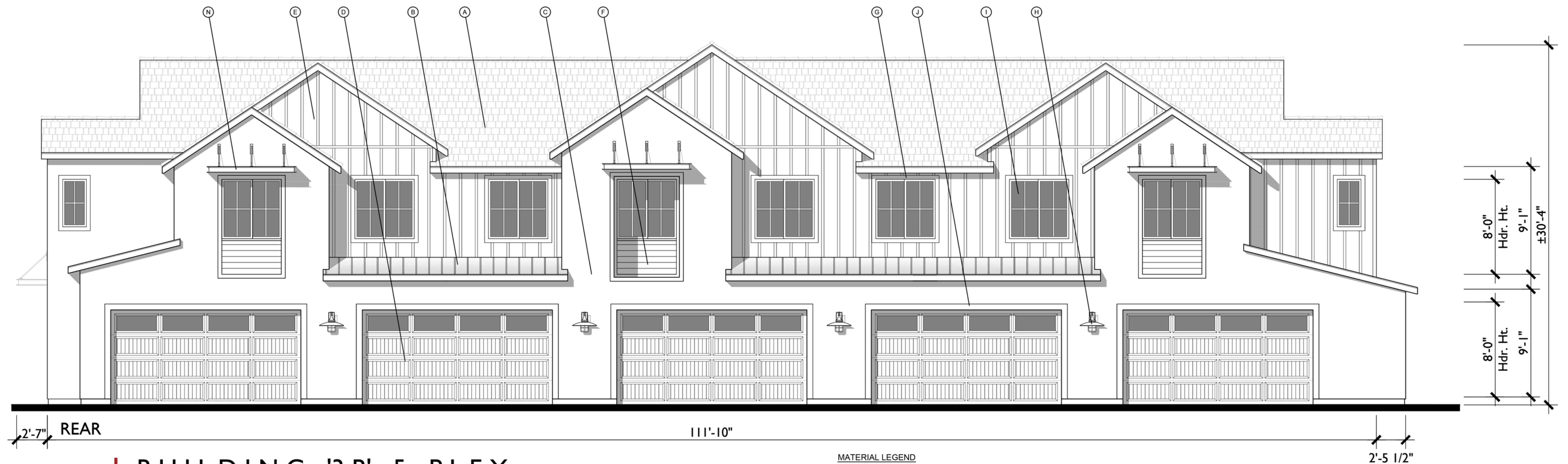
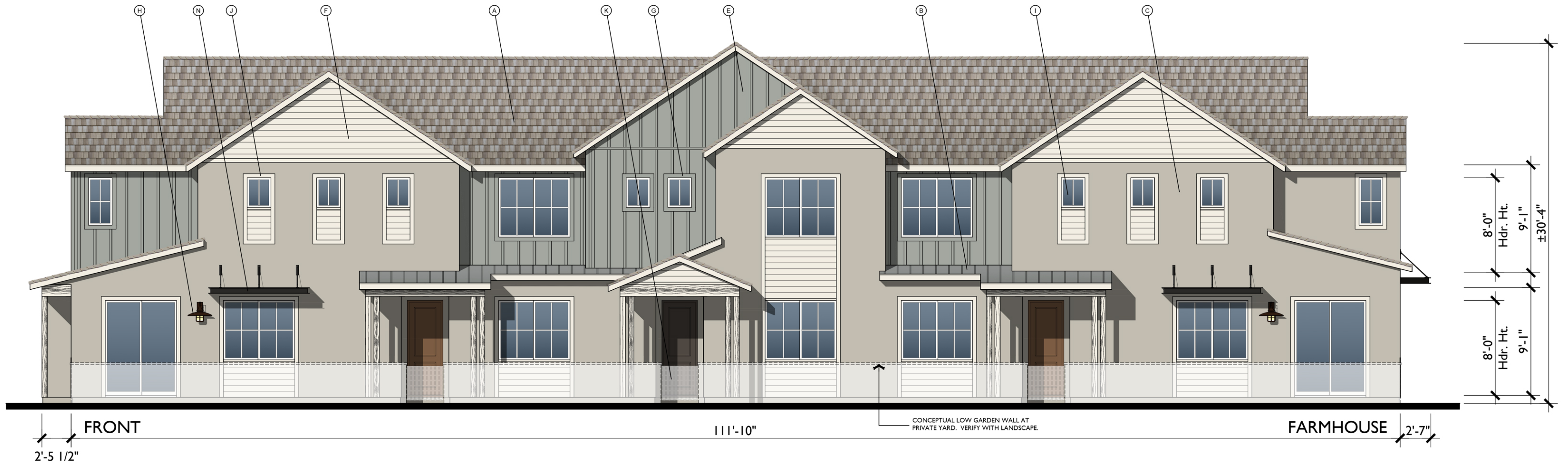
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|---|-----------------------------------|-----------------------------|
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| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR | I. VINYL WINDOW | N. FABRICATED METAL AWNING |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

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

0 2 4 8 A25.22240

03.30.23



MATERIAL LEGEND

- | | | |
|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE | F. CEMENTITIOUS HORIZONTAL SIDING | K. WROUGHT IRON GATE |
| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR | I. VINYL WINDOW | N. FABRICATED METAL AWNING |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM | O. STONE VENEER |

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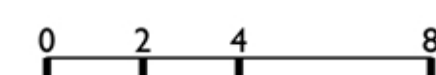
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BUILDING '3B' 5-PLEX

Modern Farmhouse Elevations

LAUREL RANCH

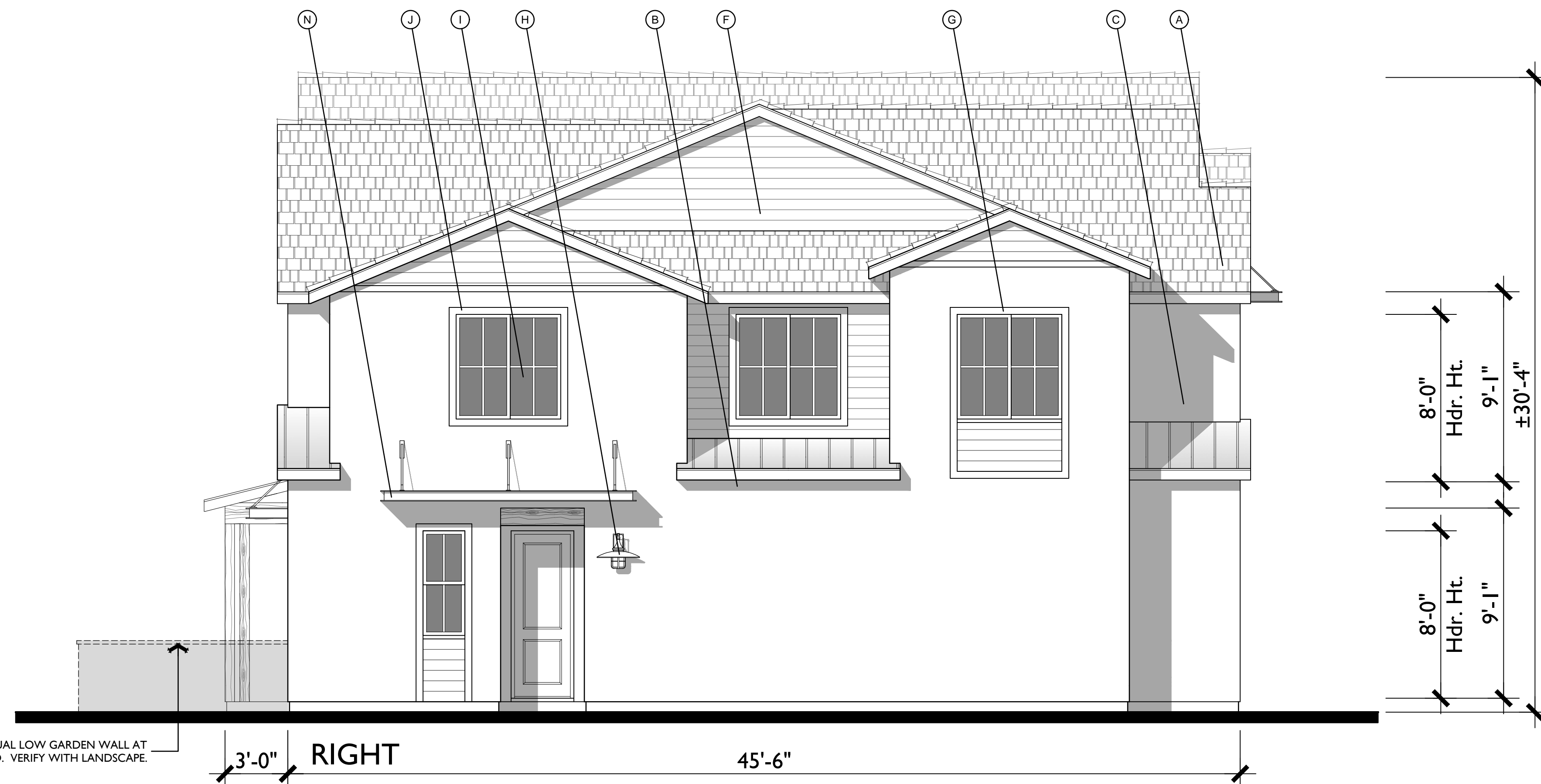
Antioch, California



A25.22240

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

03.30.23



BUILDING '3B' 5-PLEX
Modern Farmhouse Elevations
LAUREL RANCH
Antioch, California

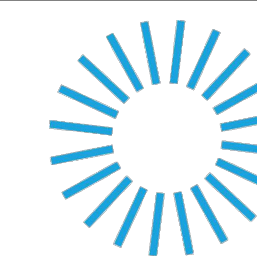
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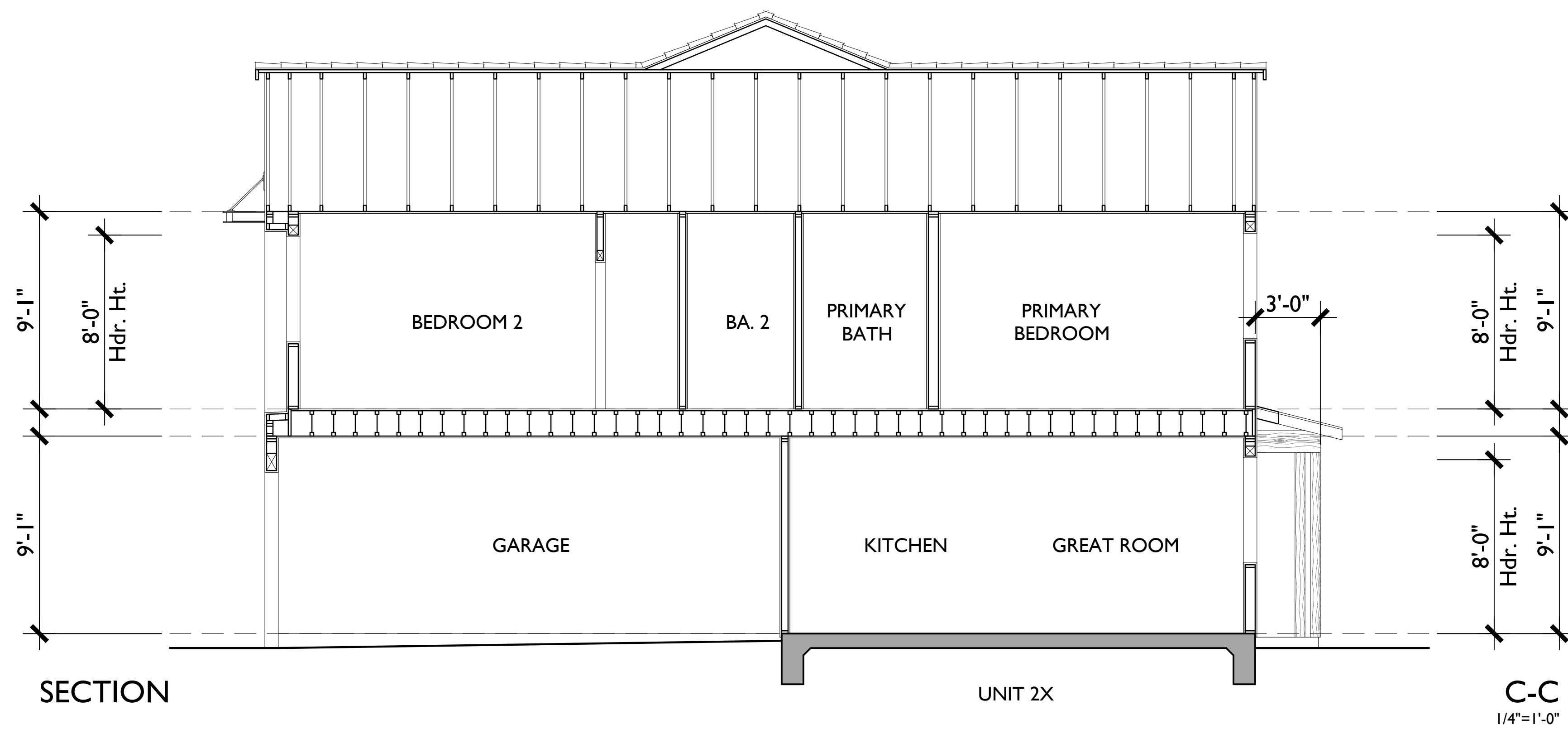
MATERIAL LEGEND

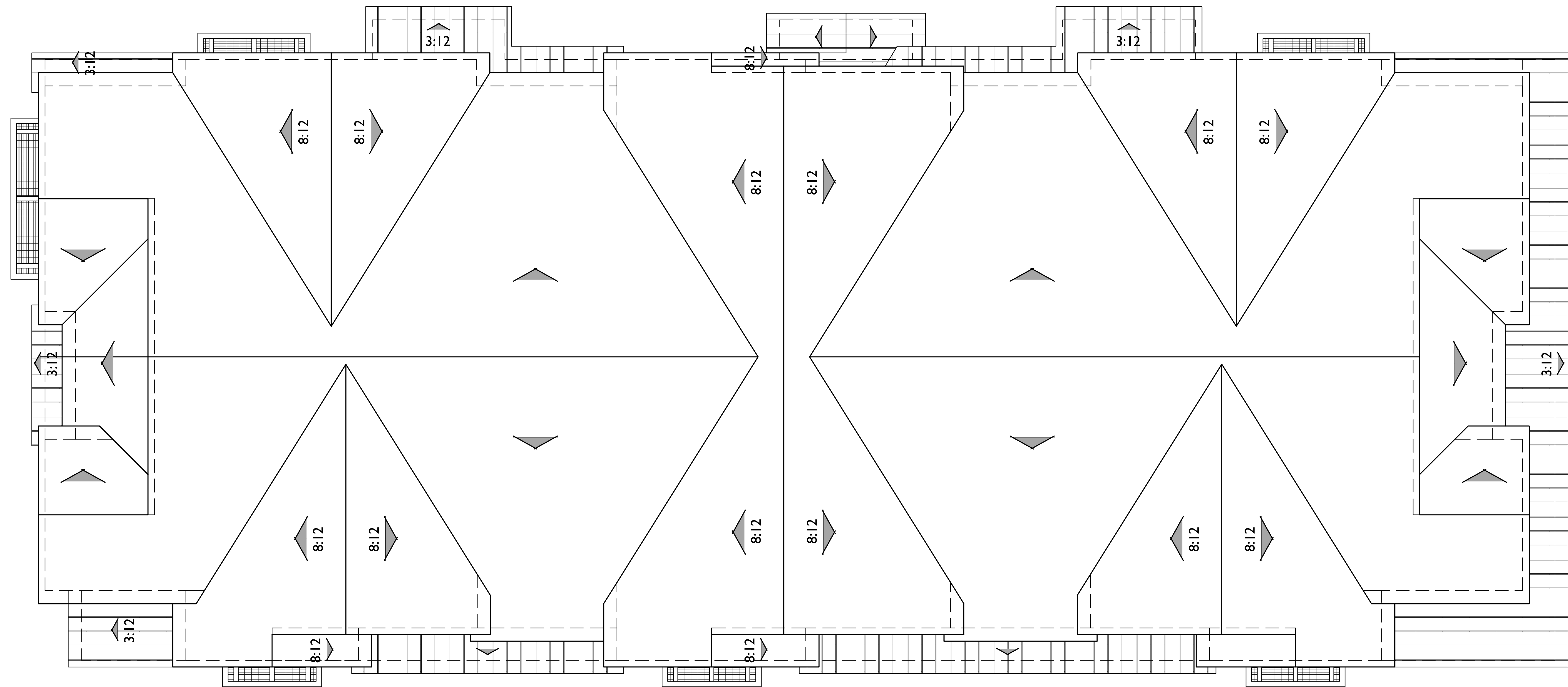
- A. CONCRETE FLAT TILE
- B. STANDING SEAM METAL ROOF
- C. STUCCO (COLOR VARIES)
- D. METAL SECTIONAL GARAGE DOOR
- E. CEMENTITIOUS BOARD AND BATTEN SIDING

- F. CEMENTITIOUS HORIZONTAL SIDING
- G. CEMENTITIOUS TRIM
- H. LIGHT FIXTURE
- I. VINYL WINDOW
- J. STUCCO OVER FOAM TRIM

- K. WROUGHT IRON GATE
- L. DECORATIVE SHUTTERS
- M. SHED ROOF w/ WOOD BRACES
- N. FABRICATED METAL AWNING
- O. STONE VENEER



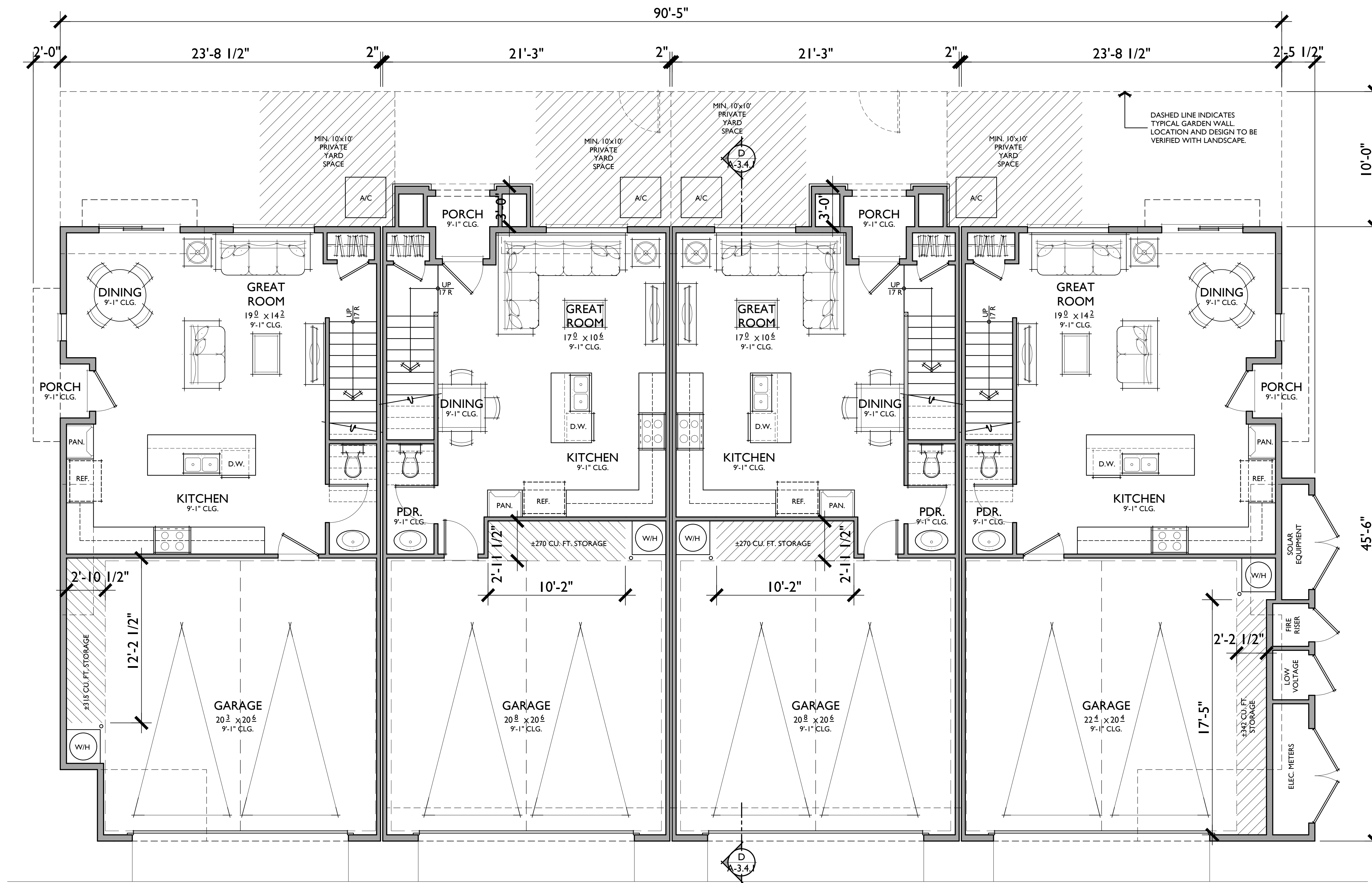




ROOF PLAN

FARMHOUSE

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



UNIT 3R

UNIT 2R

UNIT 2

UNIT 3

UNIT 2

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	516 SQ. FT.
2ND FLOOR	847 SQ. FT.
TOTAL	1,362 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

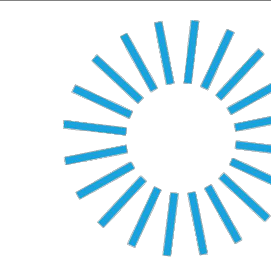
UNIT 3

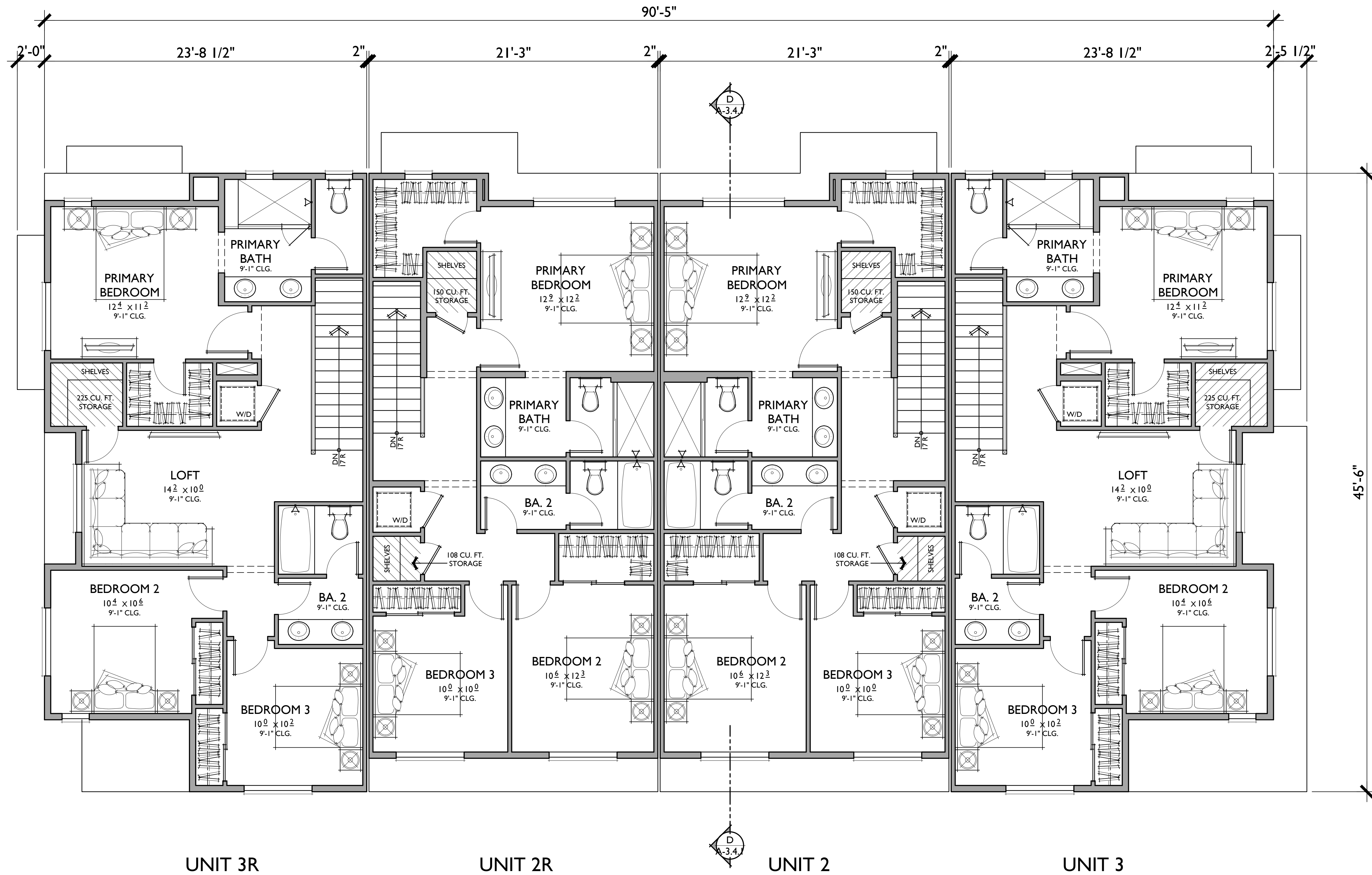
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

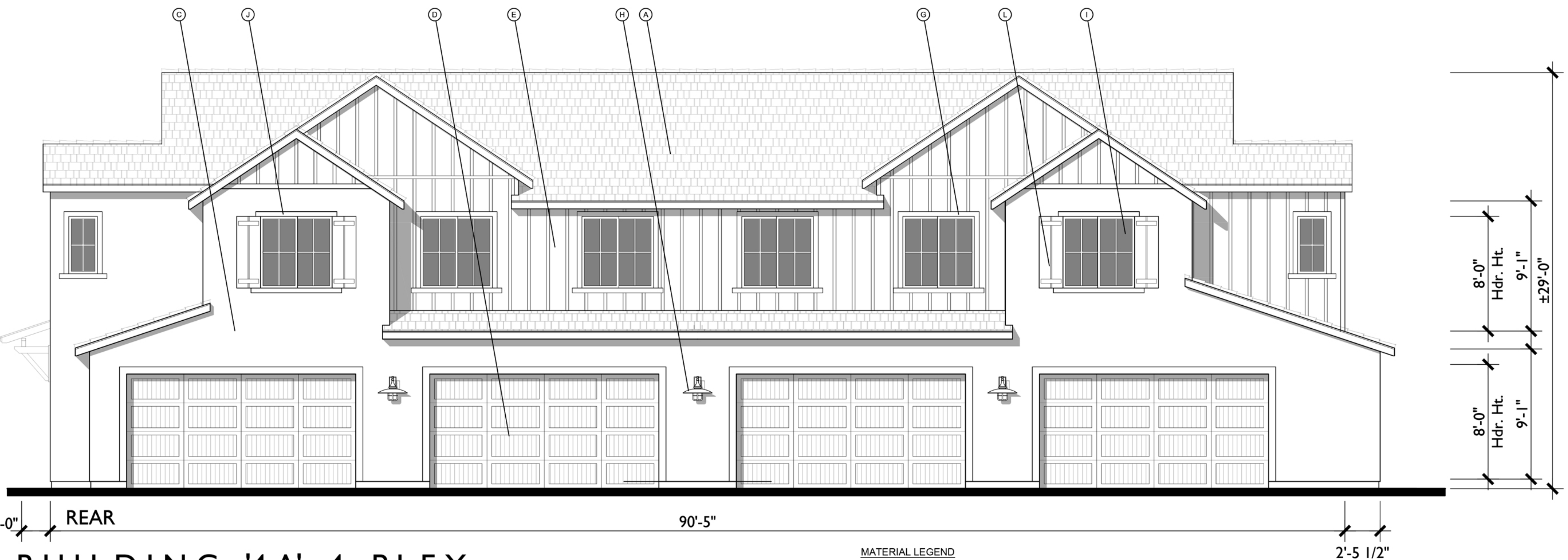
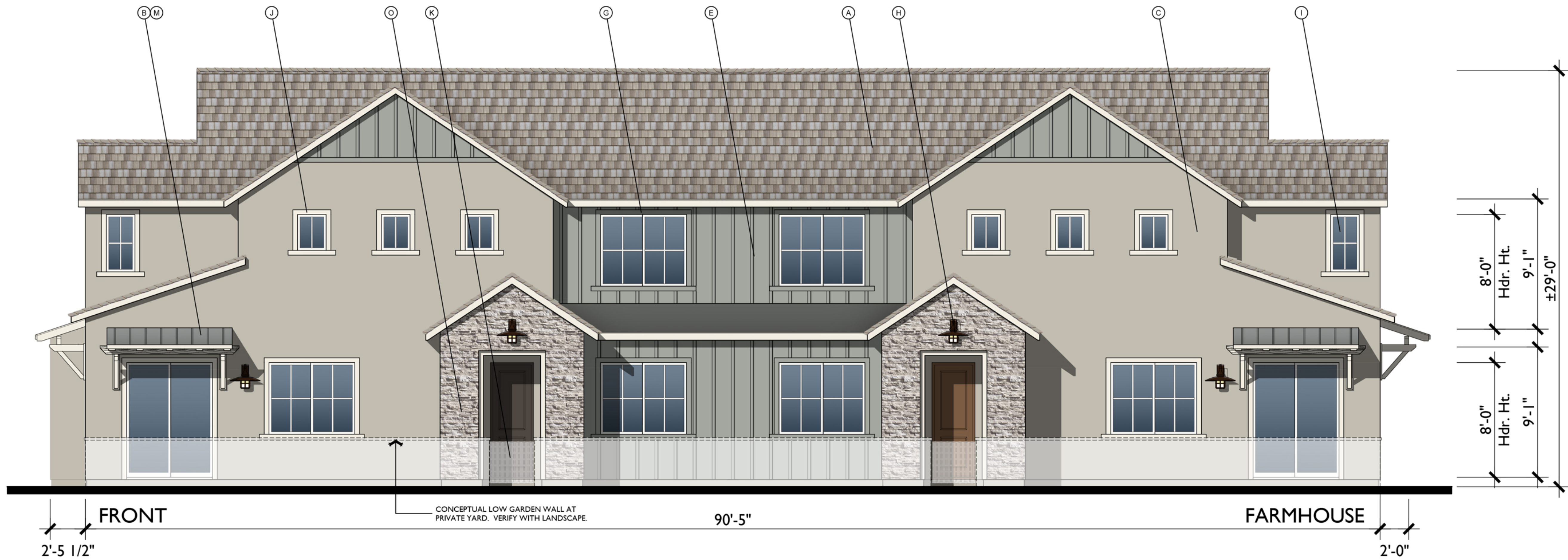
FLOOR AREA TABLE

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

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION







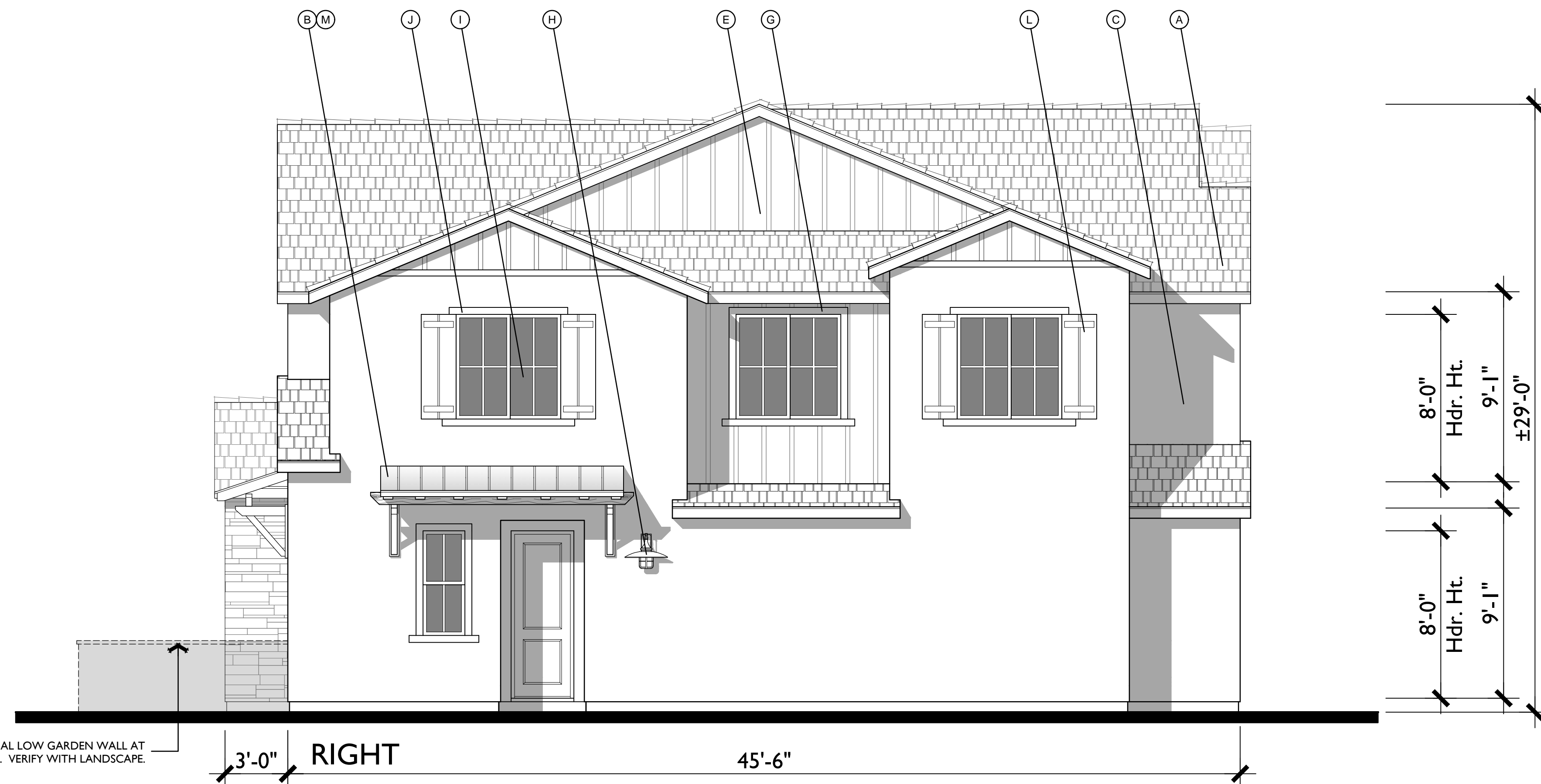
MATERIAL LEGEND

- | | | |
|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE | F. CEMENTITIOUS HORIZONTAL SIDING | K. WROUGHT IRON GATE |
| B. STANDING SEAM METAL ROOF | G. CEMENTITIOUS TRIM | L. DECORATIVE SHUTTERS |
| C. STUCCO (COLOR VARIES) | H. LIGHT FIXTURE | M. SHED ROOF w/ WOOD BRACES |
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BUILDING '4A' 4-PLEX
 Farmhouse Elevations
LAUREL RANCH
 Antioch, California

0 2 4 8 A 25.22240



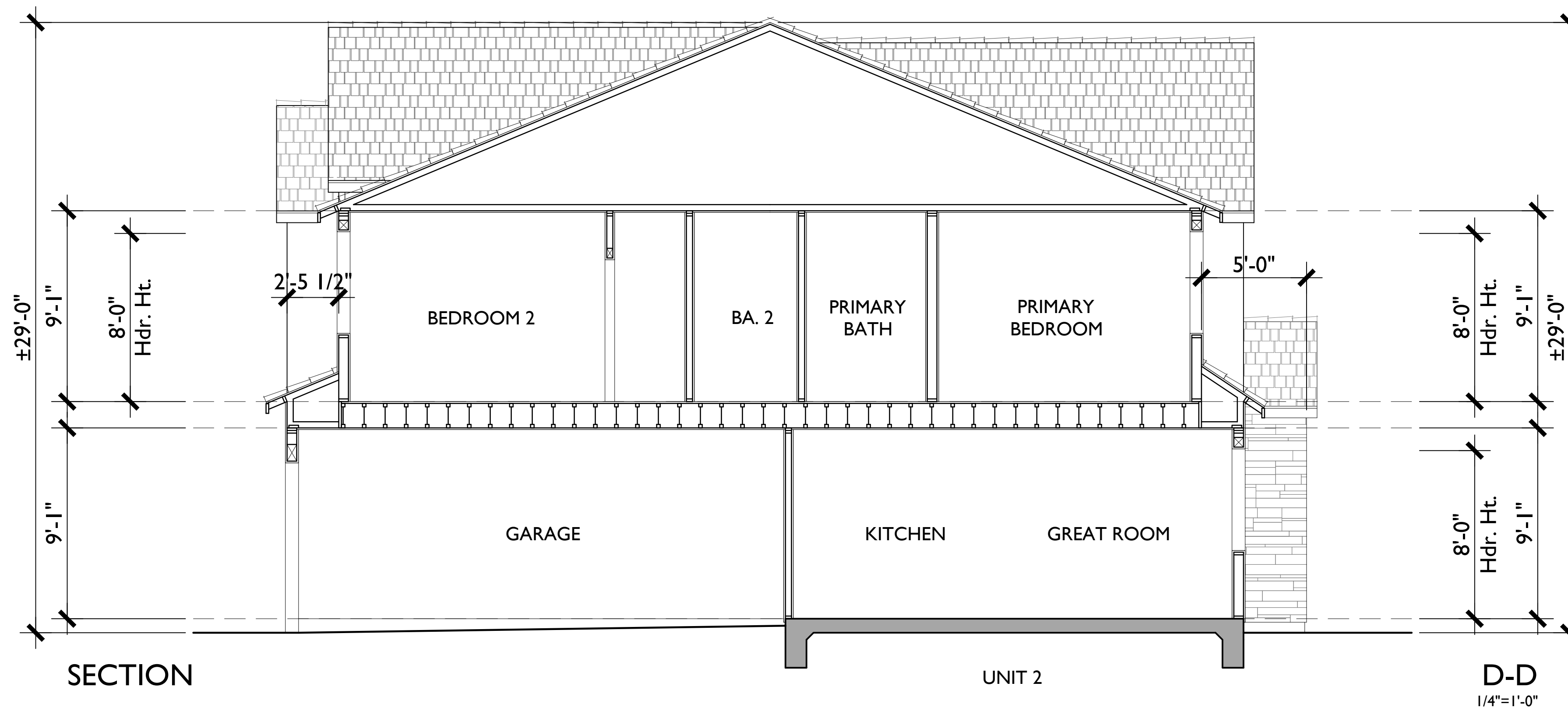
BUILDING '4A' 4-PLEX
Farmhouse Elevations
LAUREL RANCH
Antioch, California

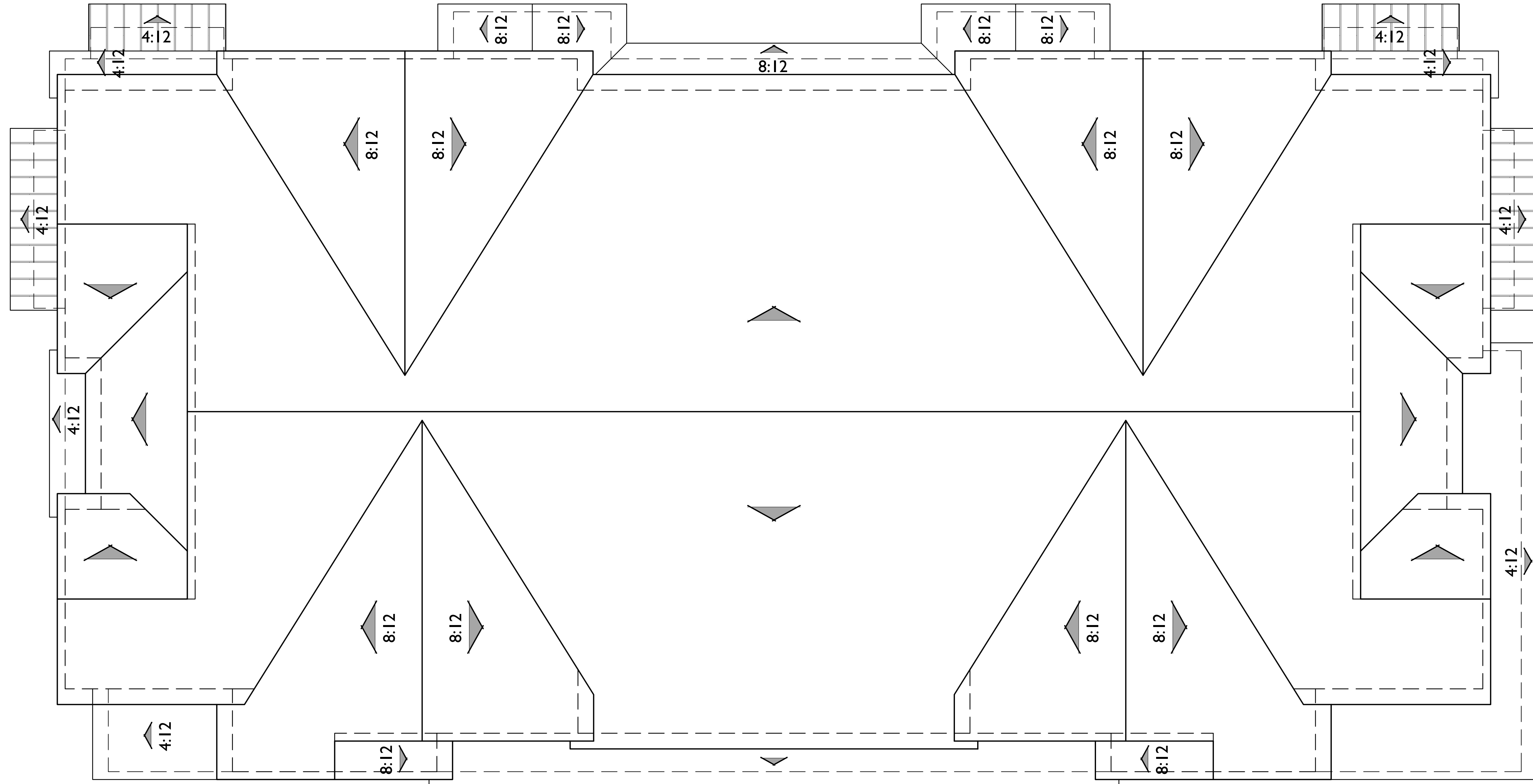
MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STANDING SEAM METAL ROOF
- C. STUCCO (COLOR VARIES)
- D. METAL SECTIONAL GARAGE DOOR
- E. CEMENTITIOUS BOARD AND BATTEN SIDING

- F. CEMENTITIOUS HORIZONTAL SIDING
- G. CEMENTITIOUS TRIM
- H. LIGHT FIXTURE
- I. VINYL WINDOW
- J. STUCCO OVER FOAM TRIM

- K. WROUGHT IRON GATE
- L. DECORATIVE SHUTTERS
- M. SHED ROOF w/ WOOD BRACES
- N. FABRICATED METAL AWNING
- O. STONE VENEER

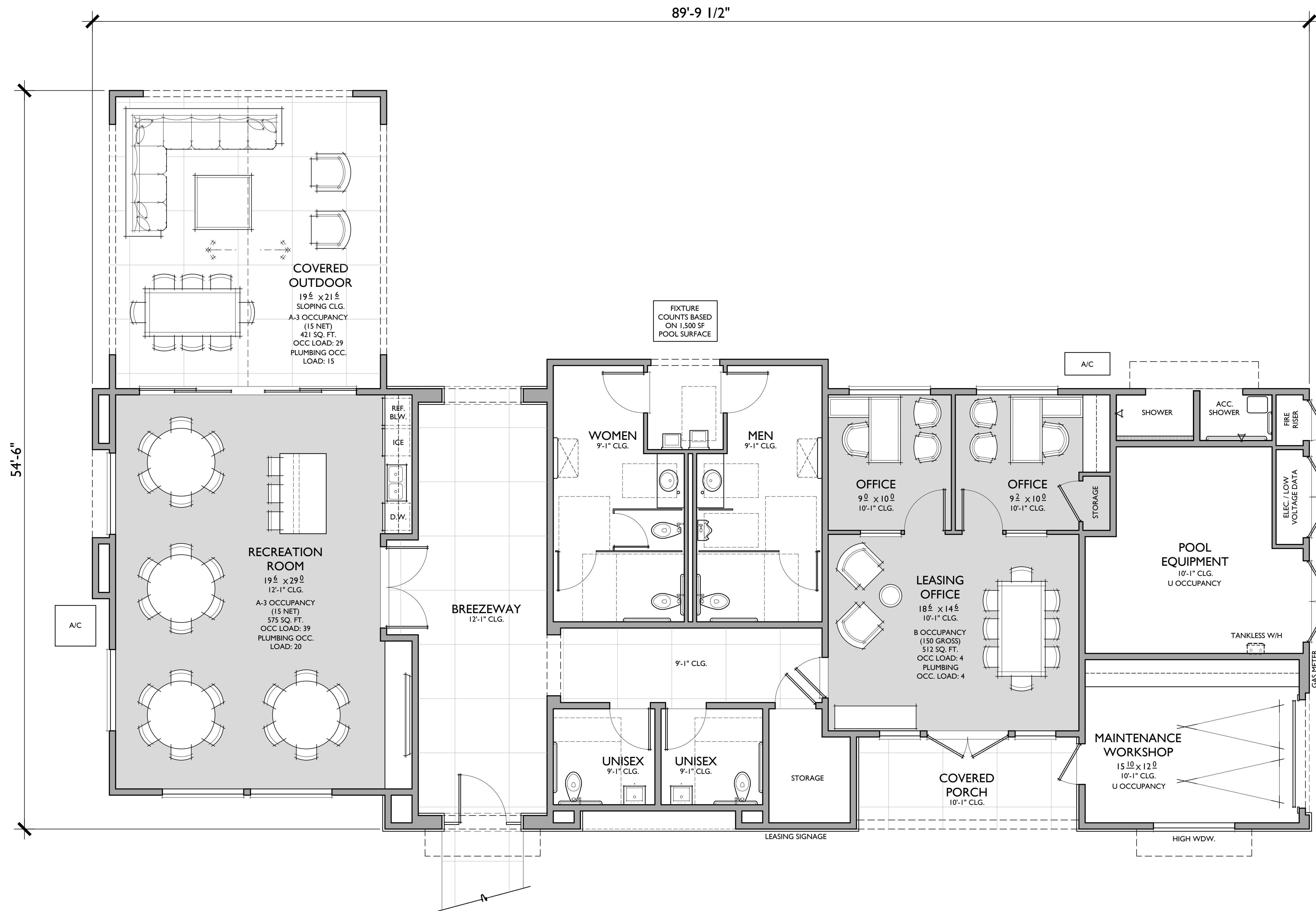




ROOF PLAN

FARMHOUSE

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



FLOOR AREA TABLE	
RECREATION ROOM	668 SQ. FT.
LEASING OFFICE	524 SQ. FT.
TOTAL	1192 SQ. FT.
RESTROOMS	535 SQ. FT.
BREEZEWAY	446 SQ. FT.
POOL EQUIPMENT / SHOWERS / MAINTENANCE / UTILITIES	516 SQ. FT.
STORAGE	57 SQ. FT.
COVERED OUTDOOR	450 SQ. FT.
COVERED PORCH	111 SQ. FT.
TOTAL BUILDING	3,307 SQ. FT.

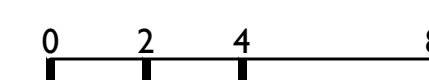
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

RECREATION / LEASING OFFICE

Reflects Farmhouse Elevation

LAUREL RANCH

Antioch, California



A 25.22375



FRONT



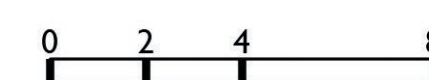
REAR

RECREATION / LEASING OFFICE

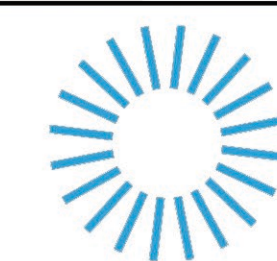
Farmhouse Elevation

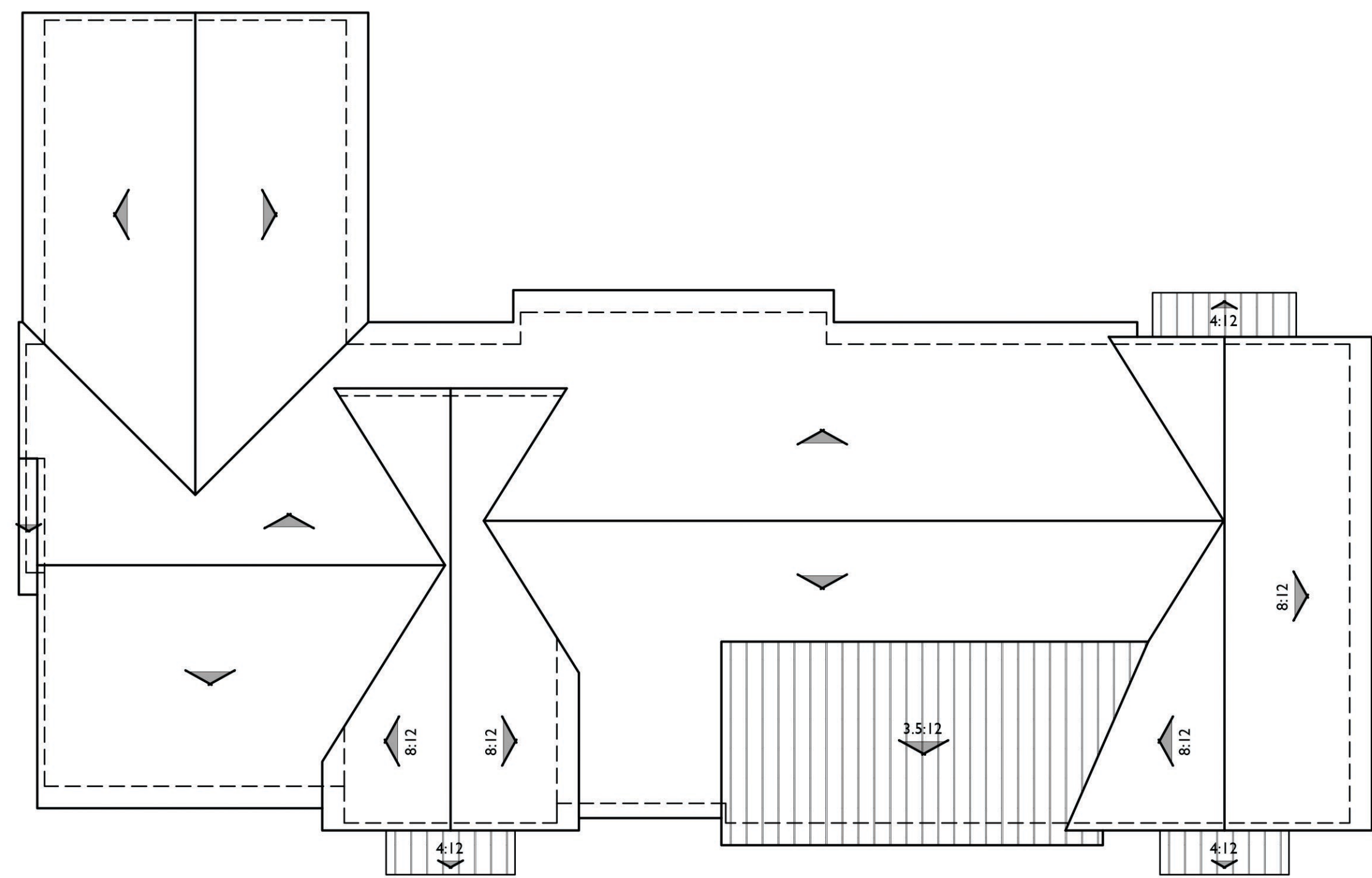
LAUREL RANCH

Antioch, California



A 25.22375





ROOF PLAN

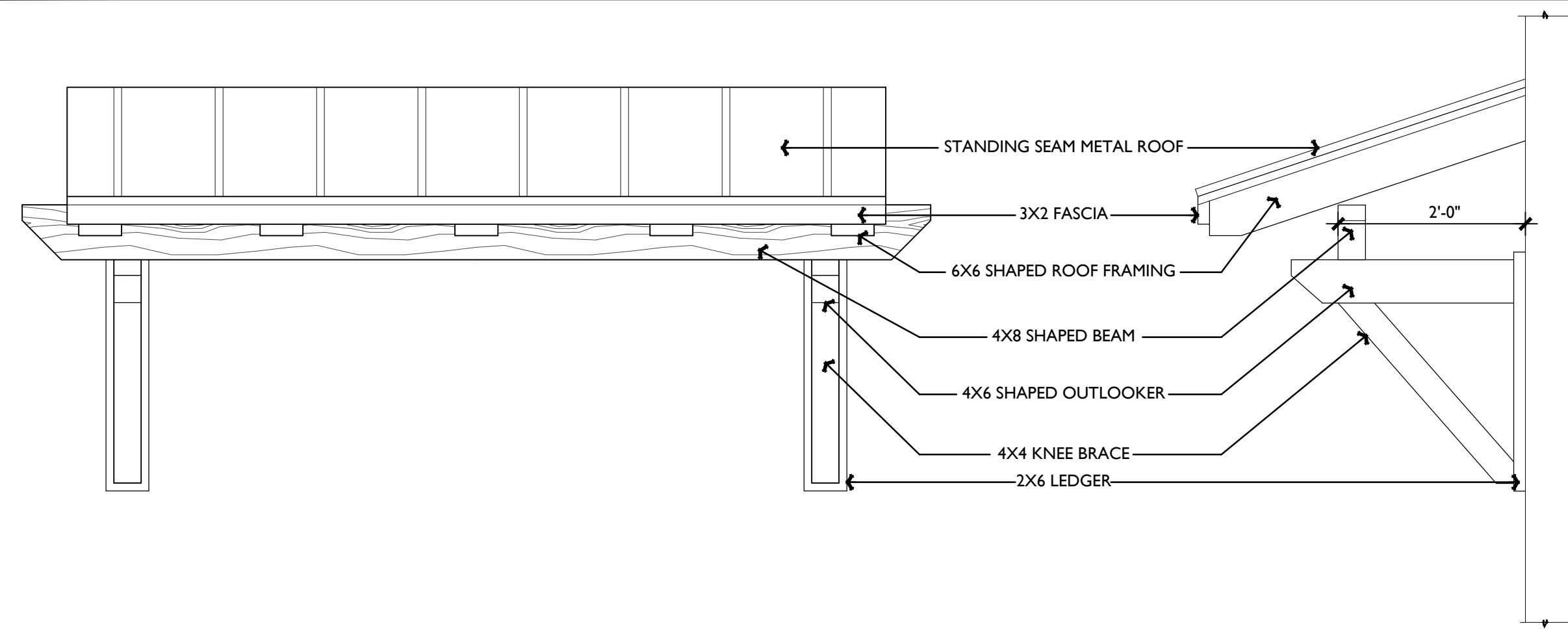
PITCH: 5:12 U.N.O.
 RAKE: 6"
 EAVE: 18"
 ROOF MATERIAL: CONCRETE FLAT TILE / STANDING SEAM METAL



LEFT

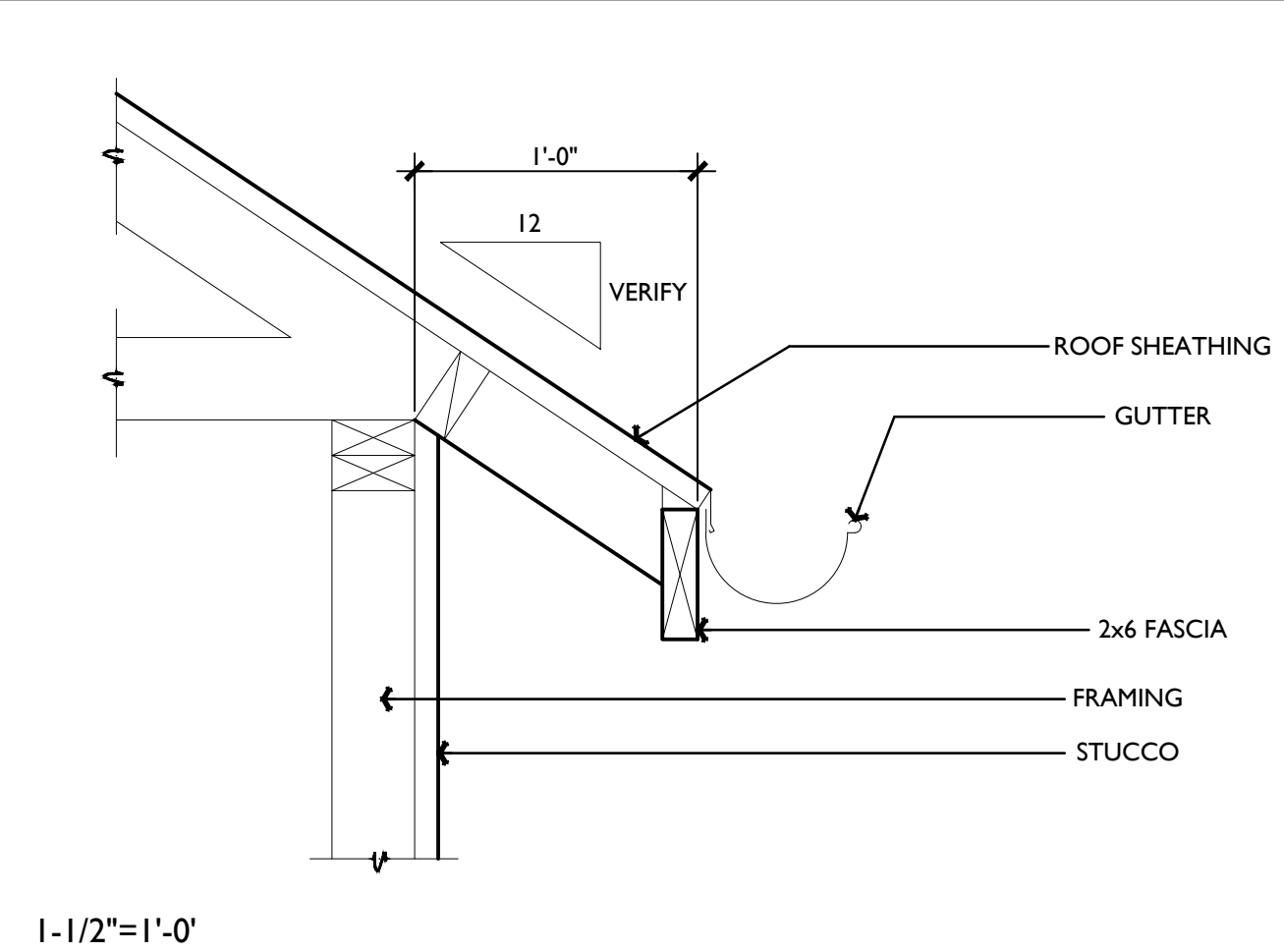


RIGHT



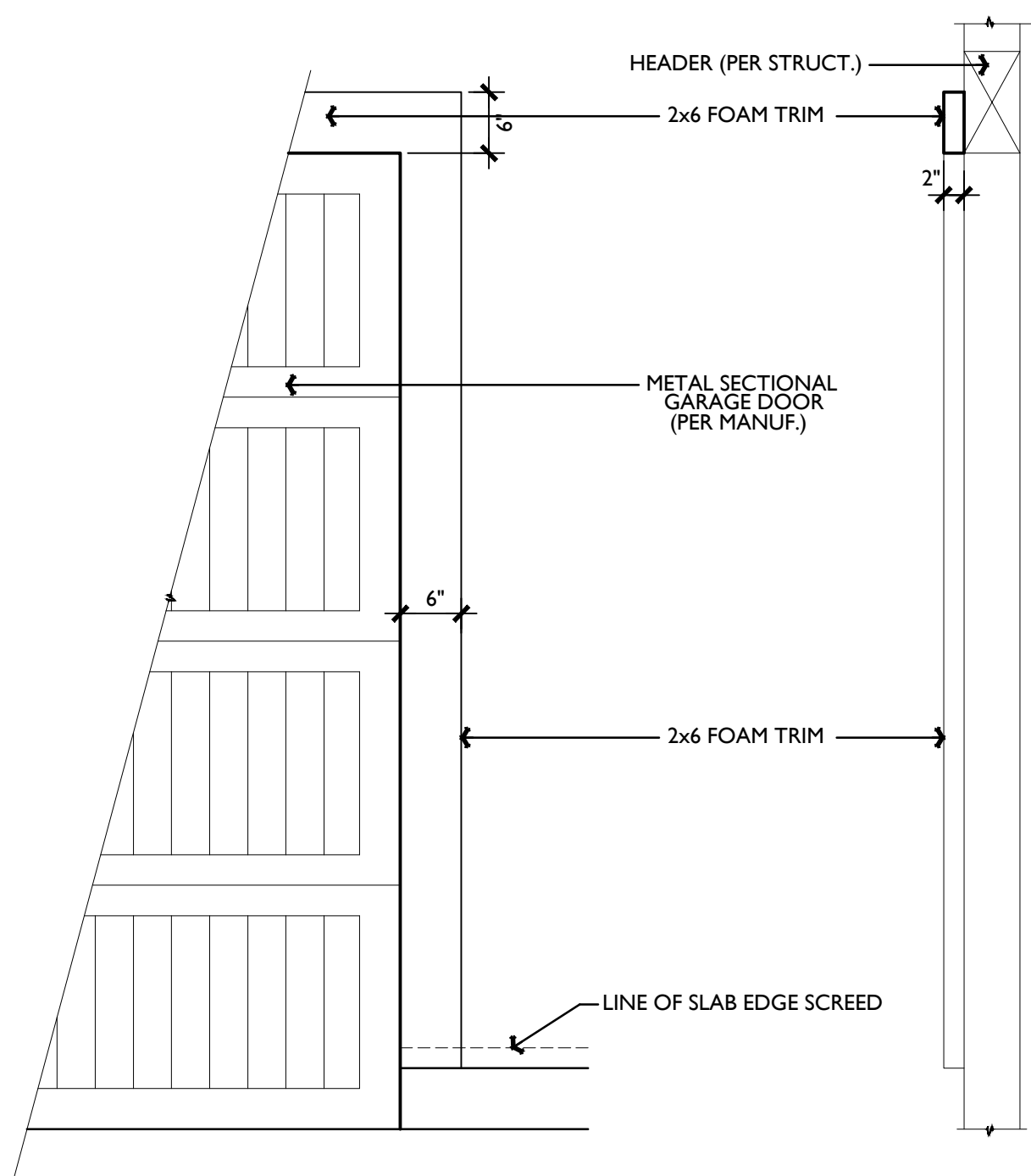
3/4"=1'-0"
SHED ROOF AWNING w/ WOODEN BRACE

4



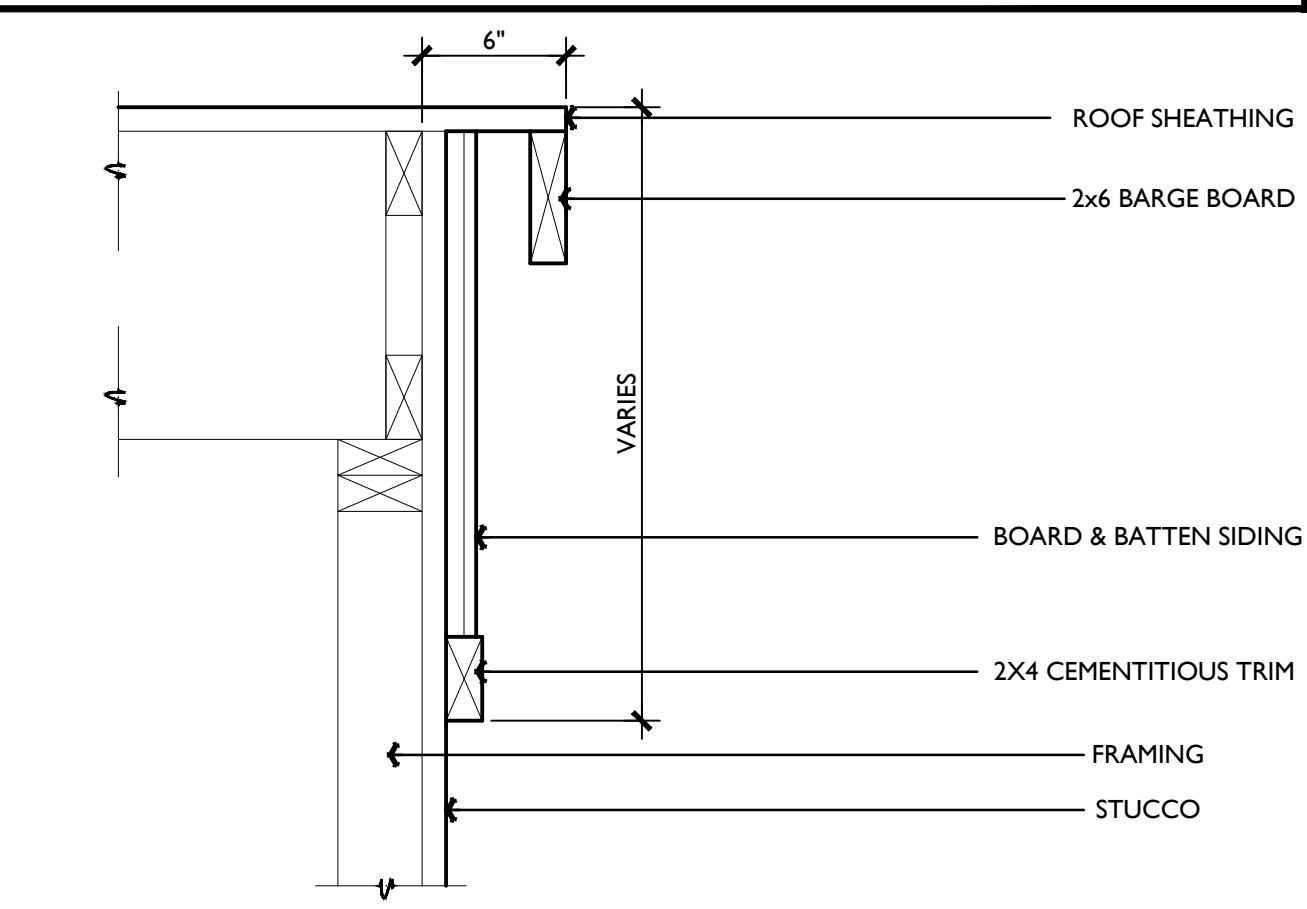
1-1/2"=1'-0"
TYPICAL EAVE

1



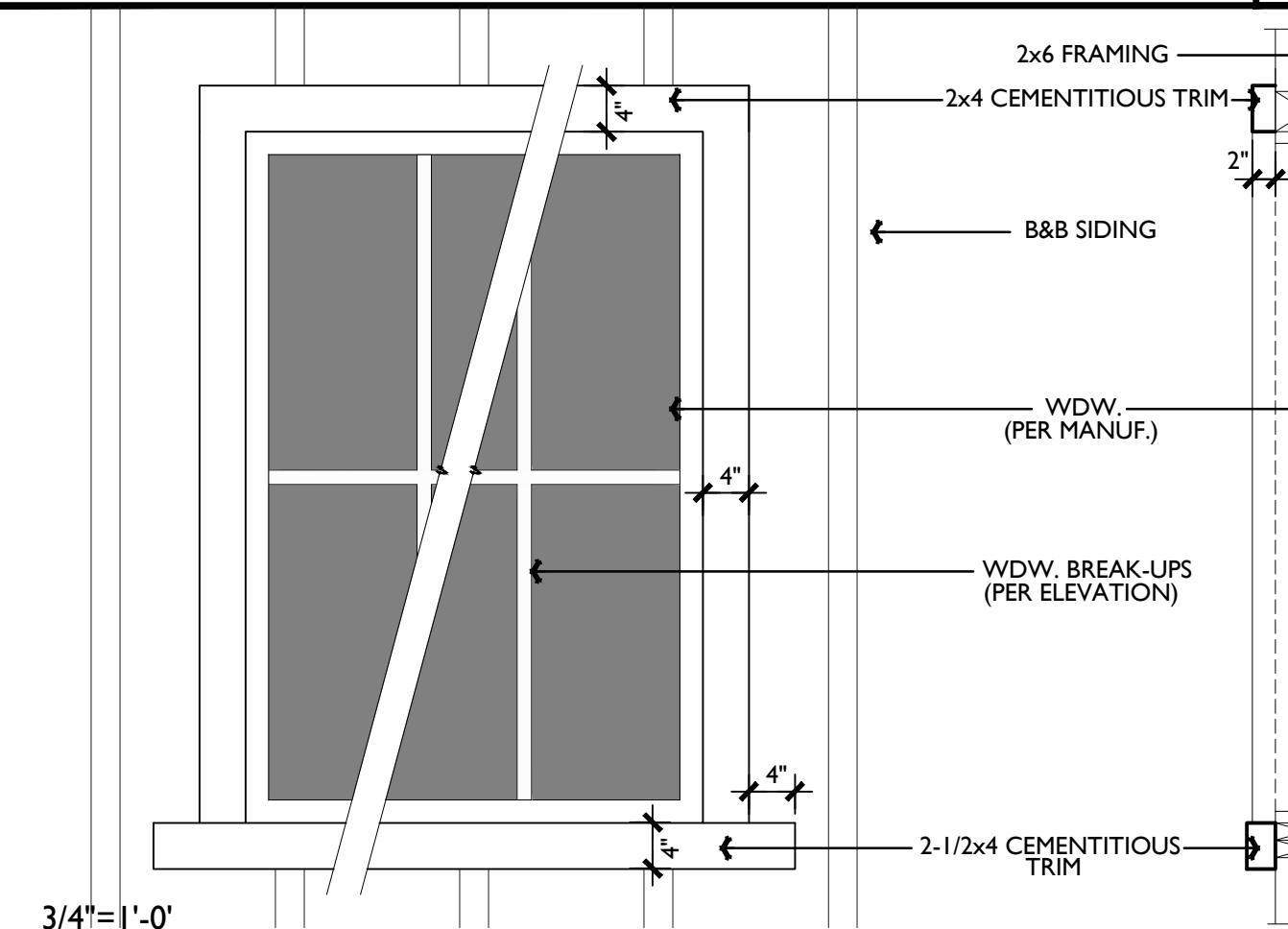
3/4"=1'-0"
GARAGE DOOR TRIM

9



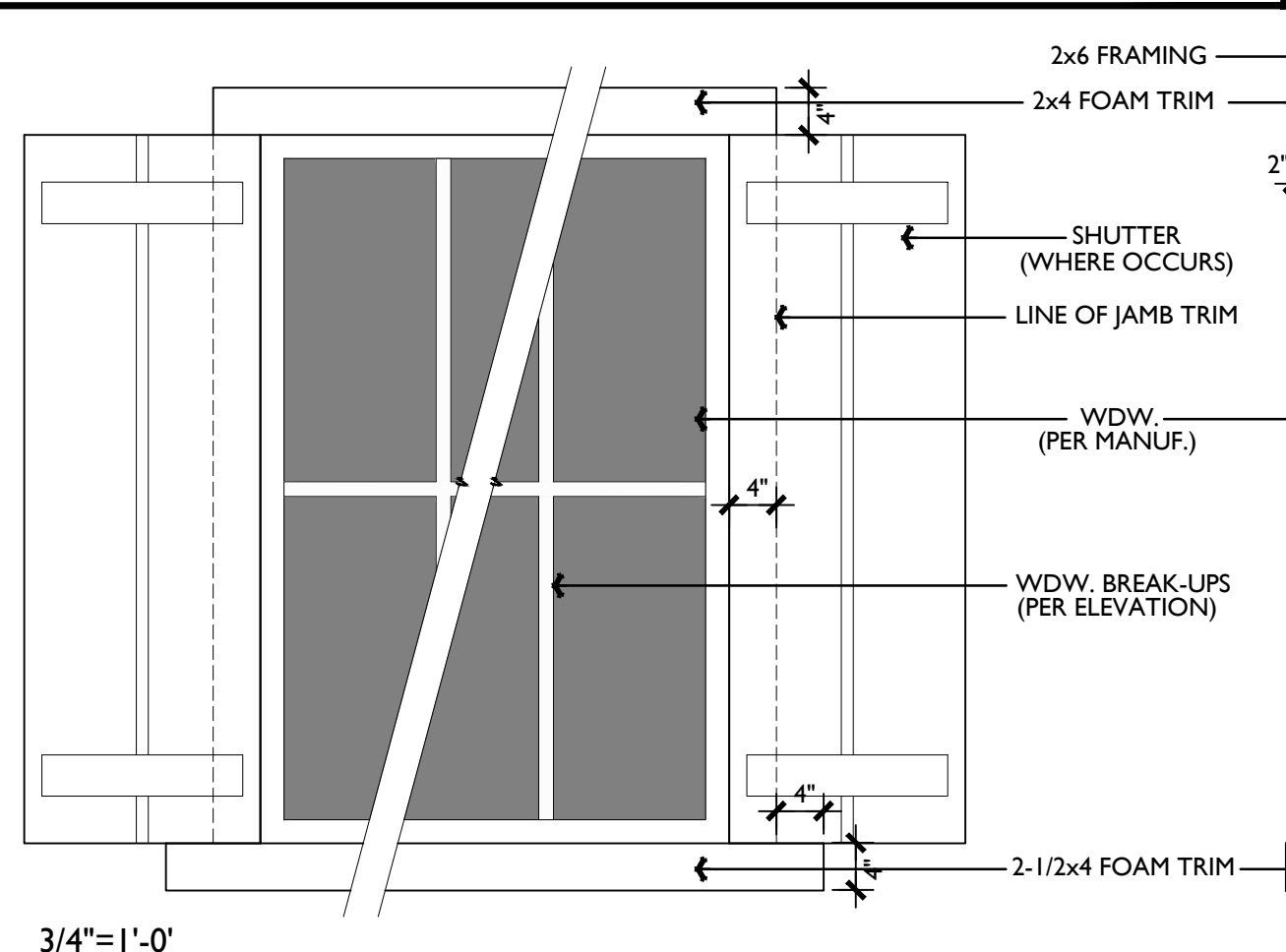
1-1/2"=1'-0"
TYPICAL RAKE

2



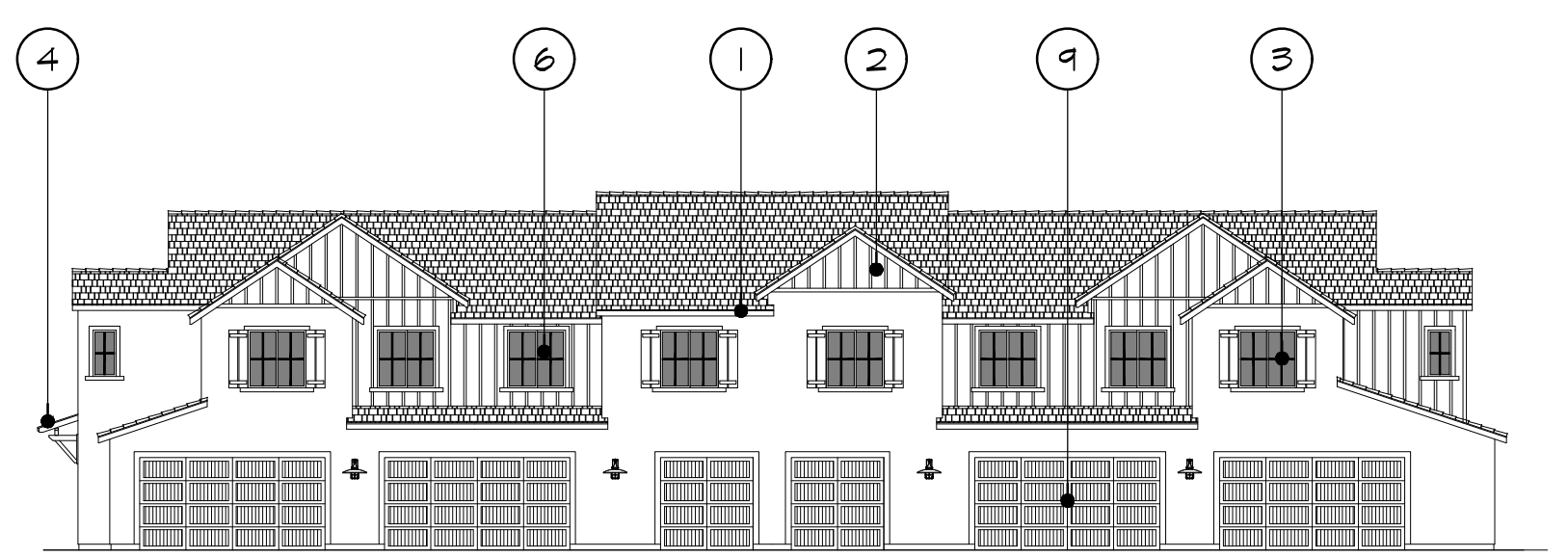
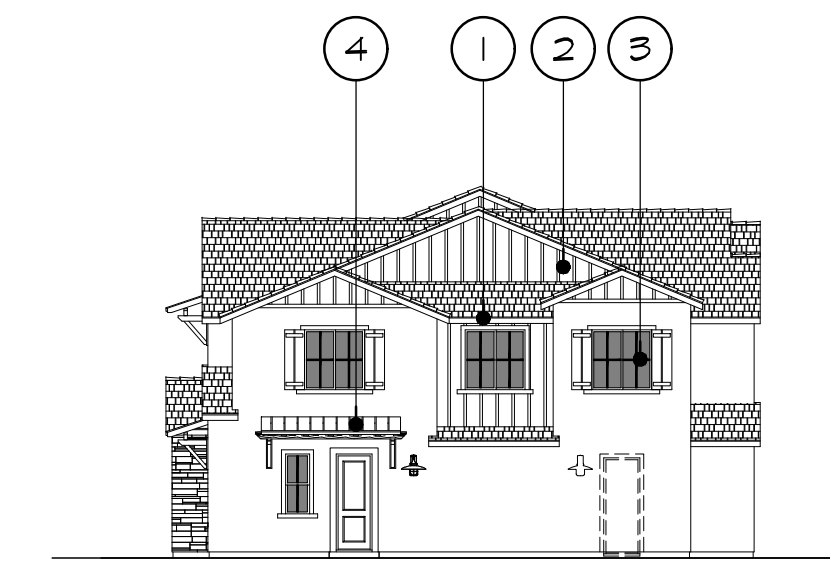
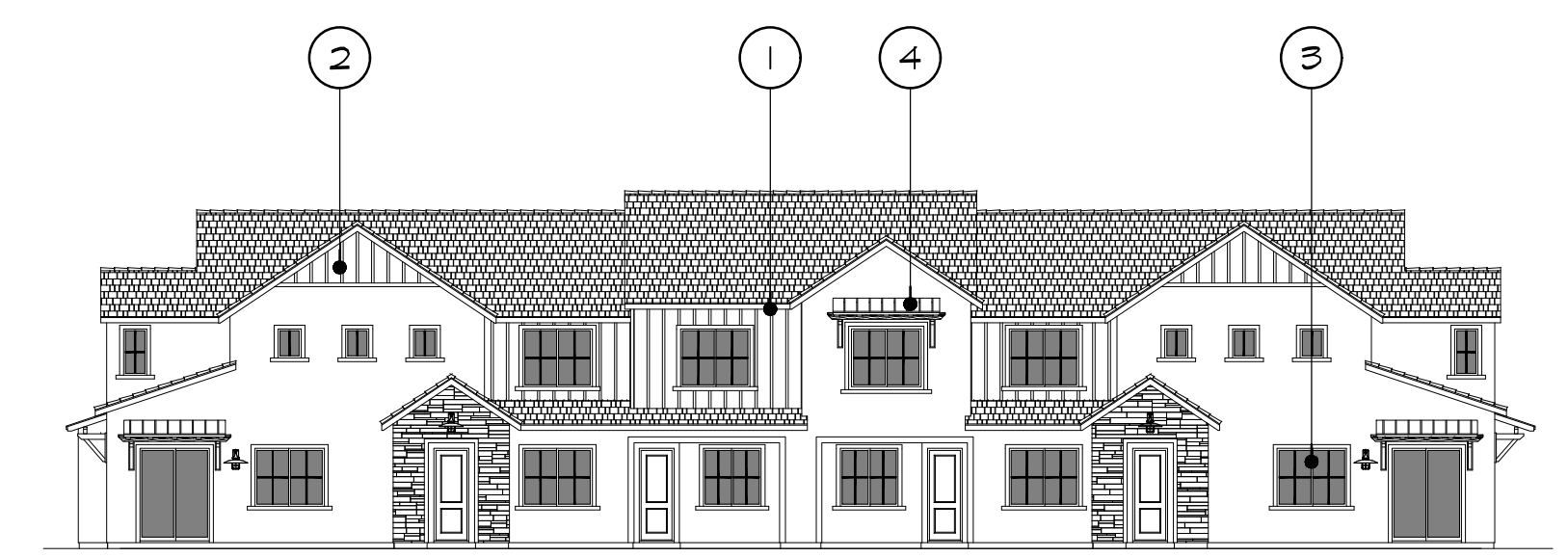
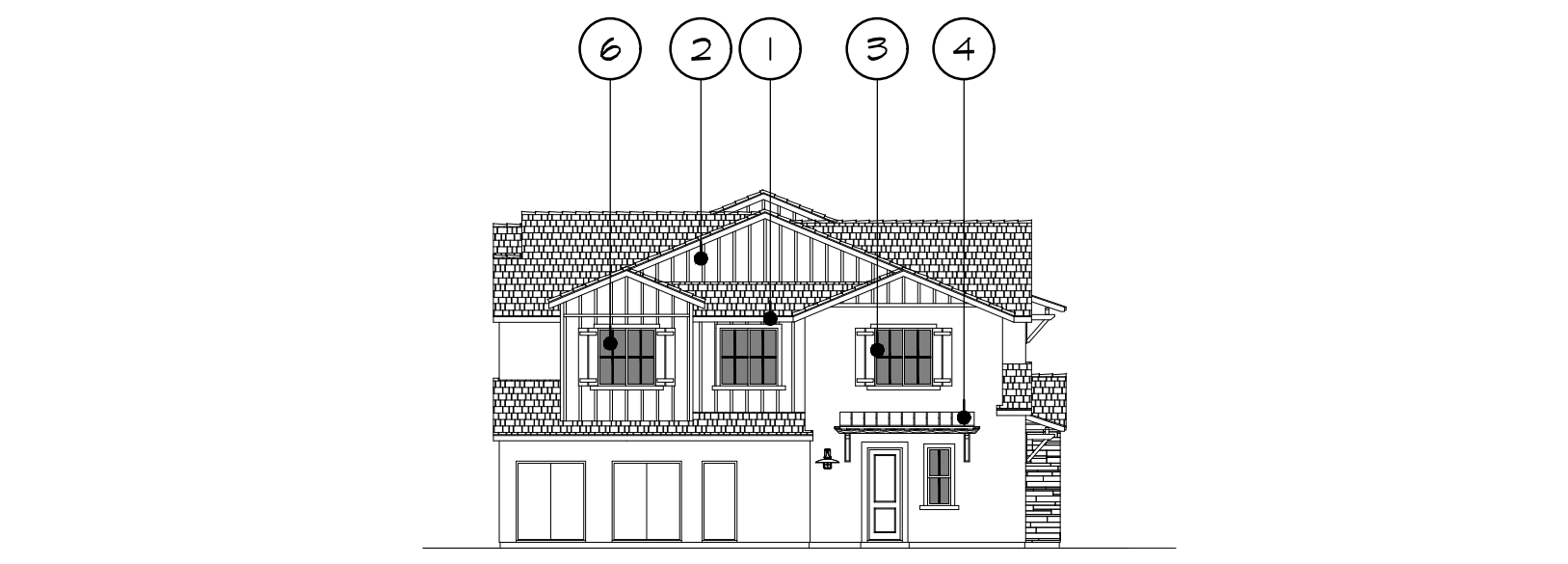
3/4"=1'-0"
WINDOW TRIM (BOARD & BATTEN SIDING)

6

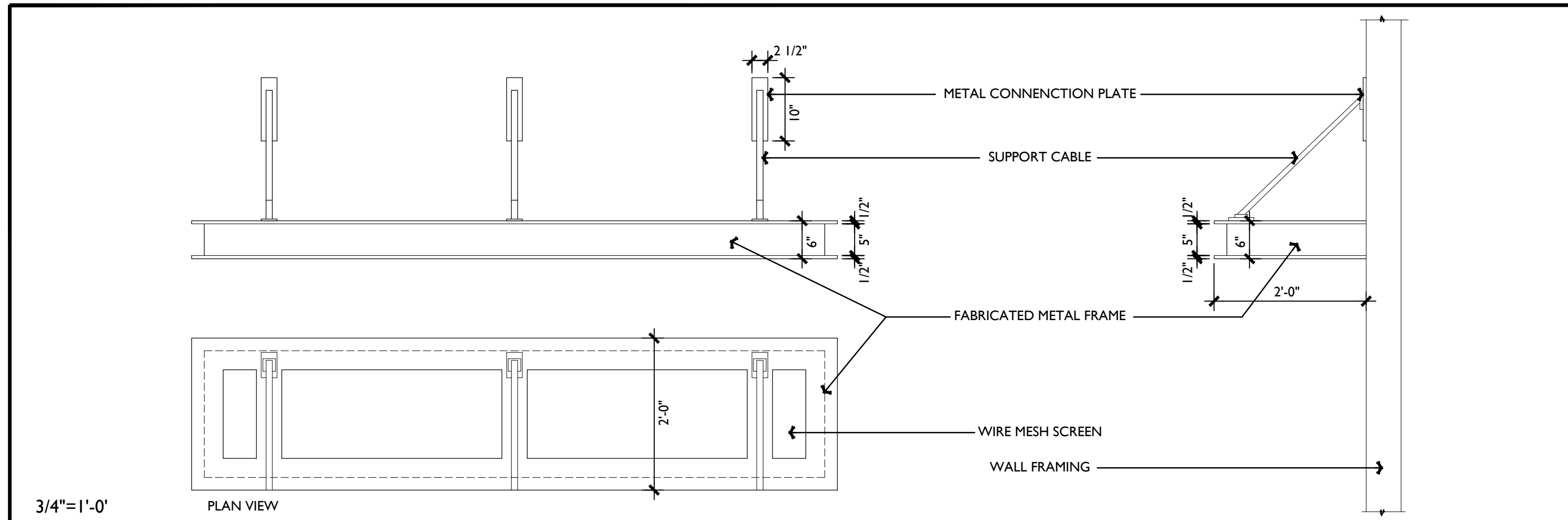


3/4"=1'-0"
WINDOW TRIM & SHUTTER (STUCCO)

3

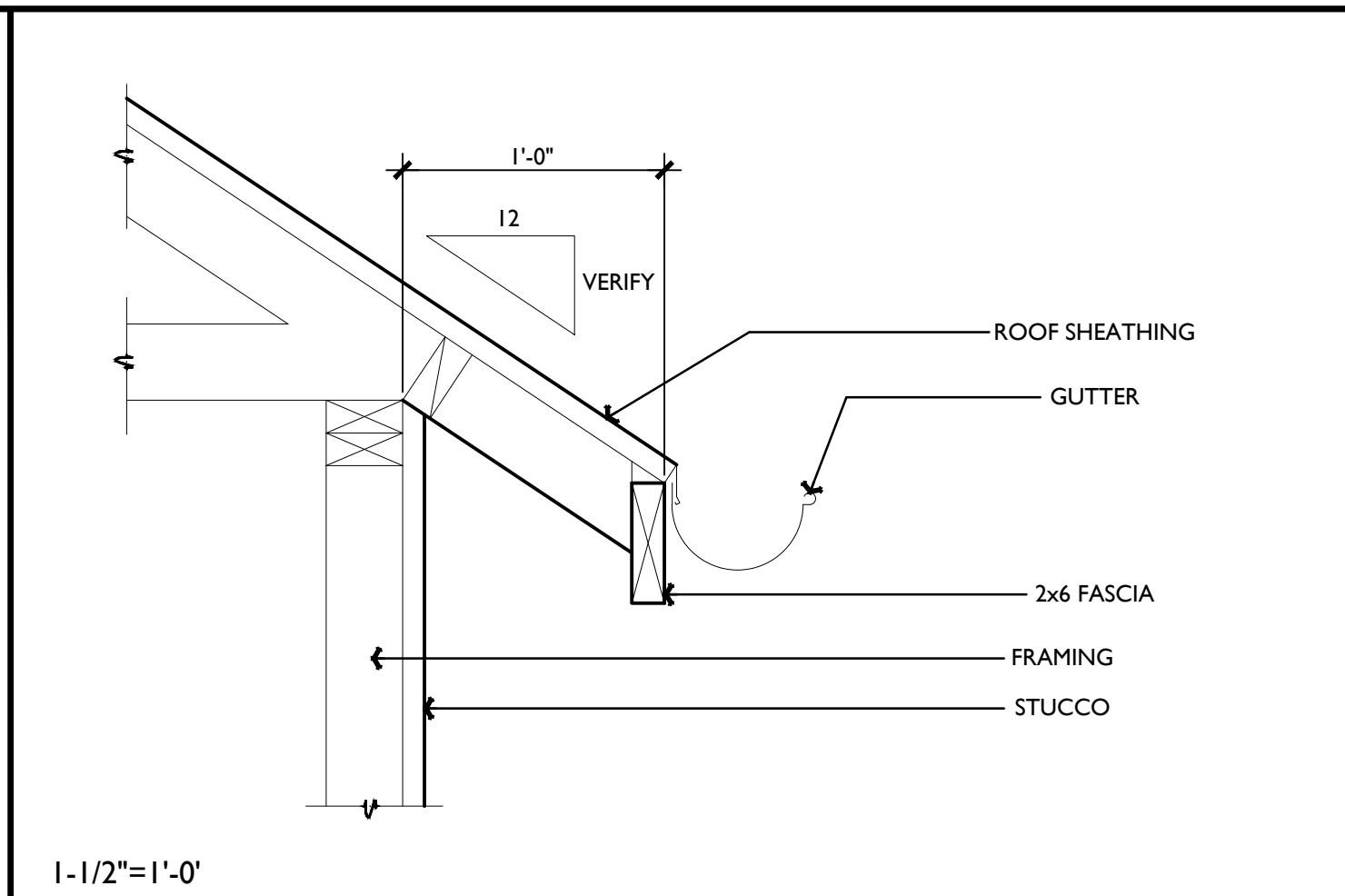


1/16"=1'-0"
ELEVATIONS



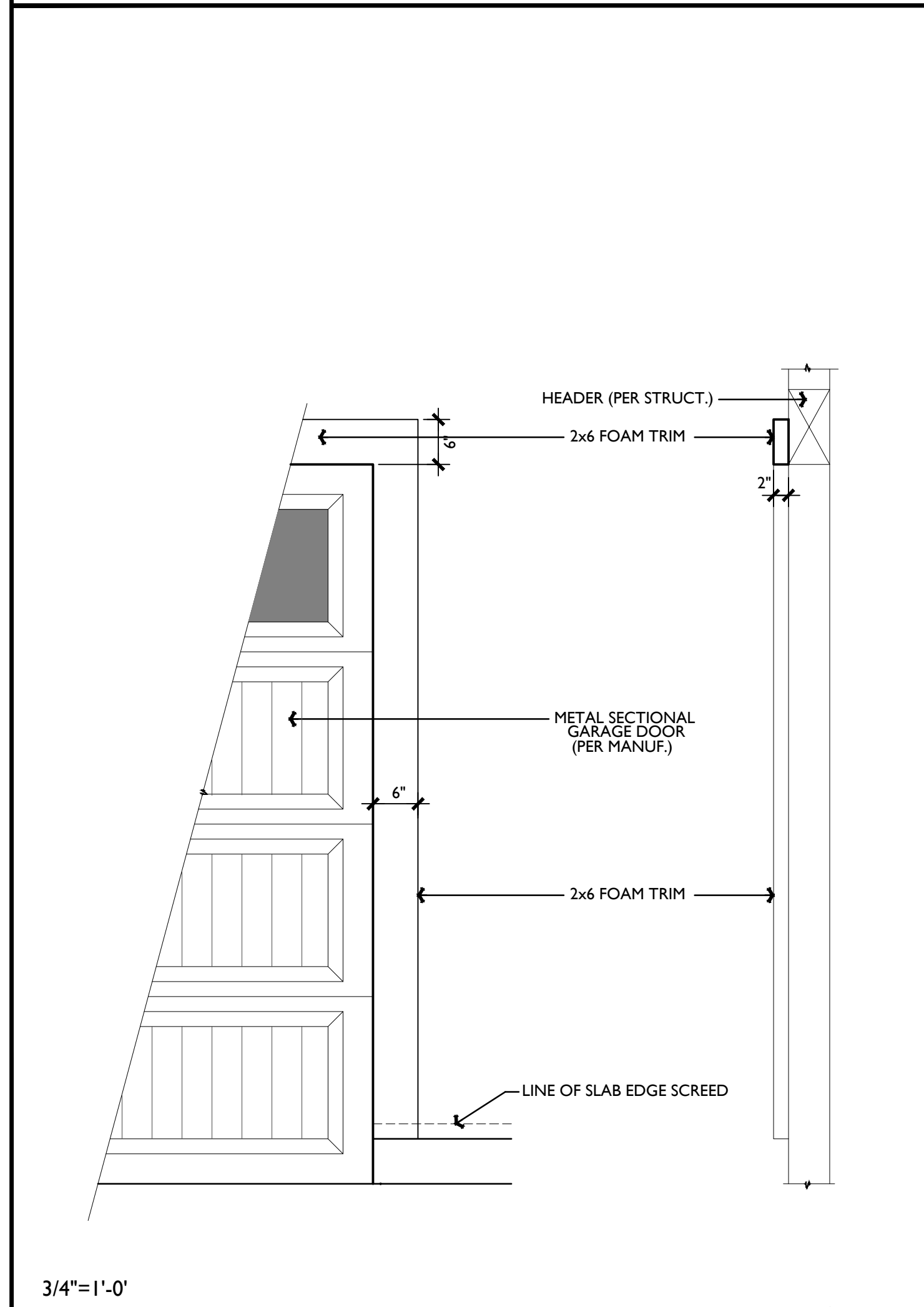
FABRICATED METAL AWNING / SUN SHADE

4



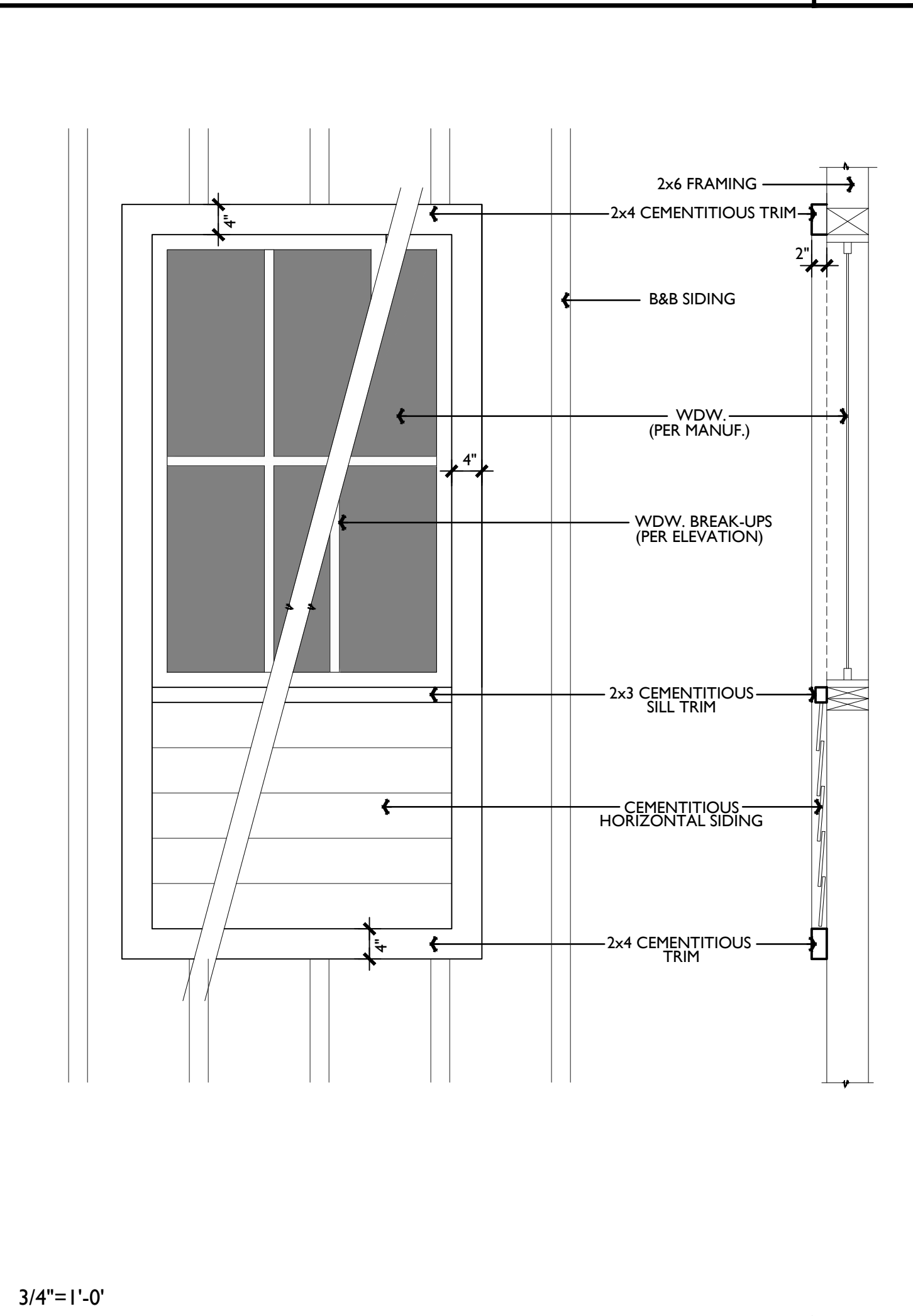
TYPICAL EAVE

1



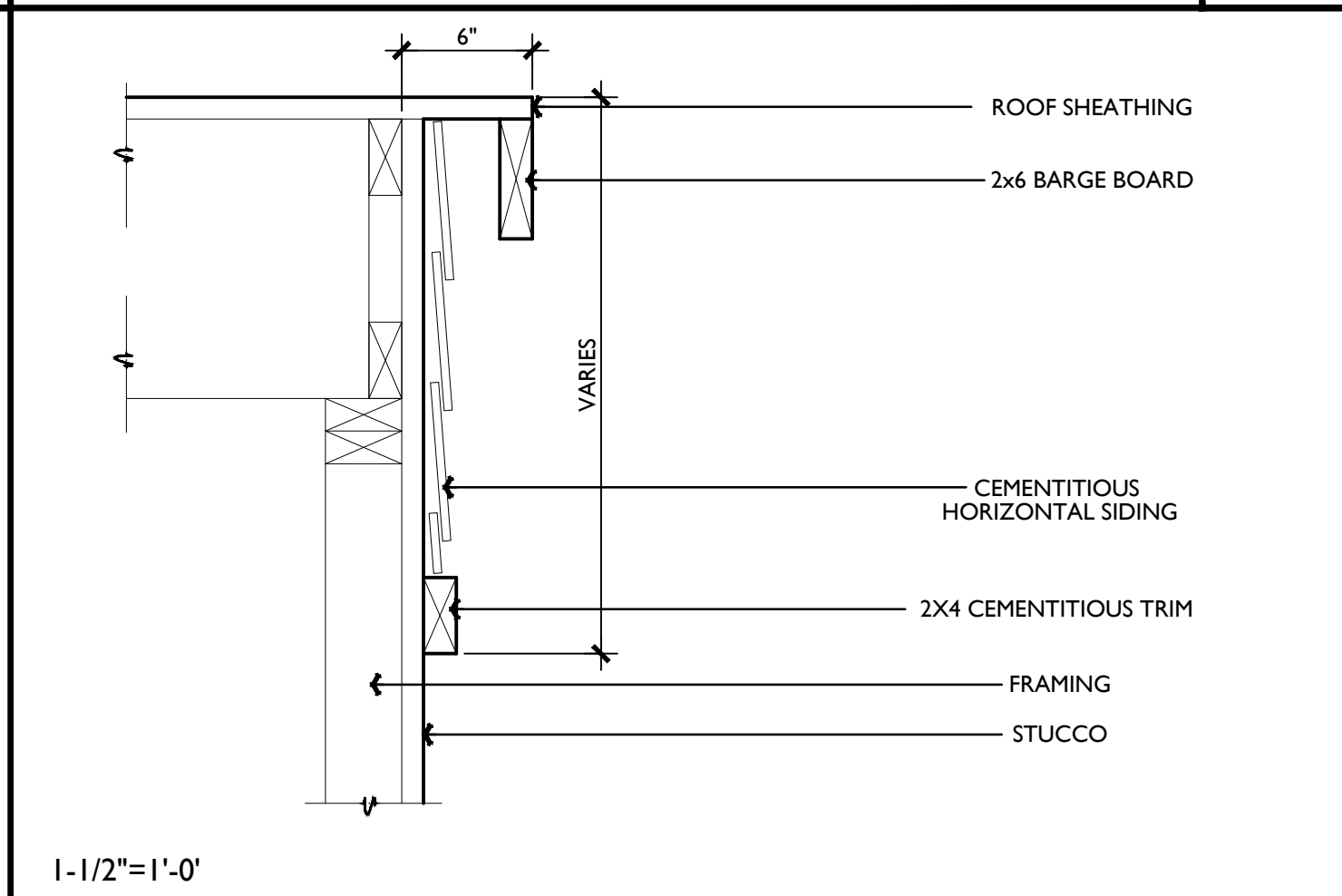
GARAGE DOOR TRIM

9



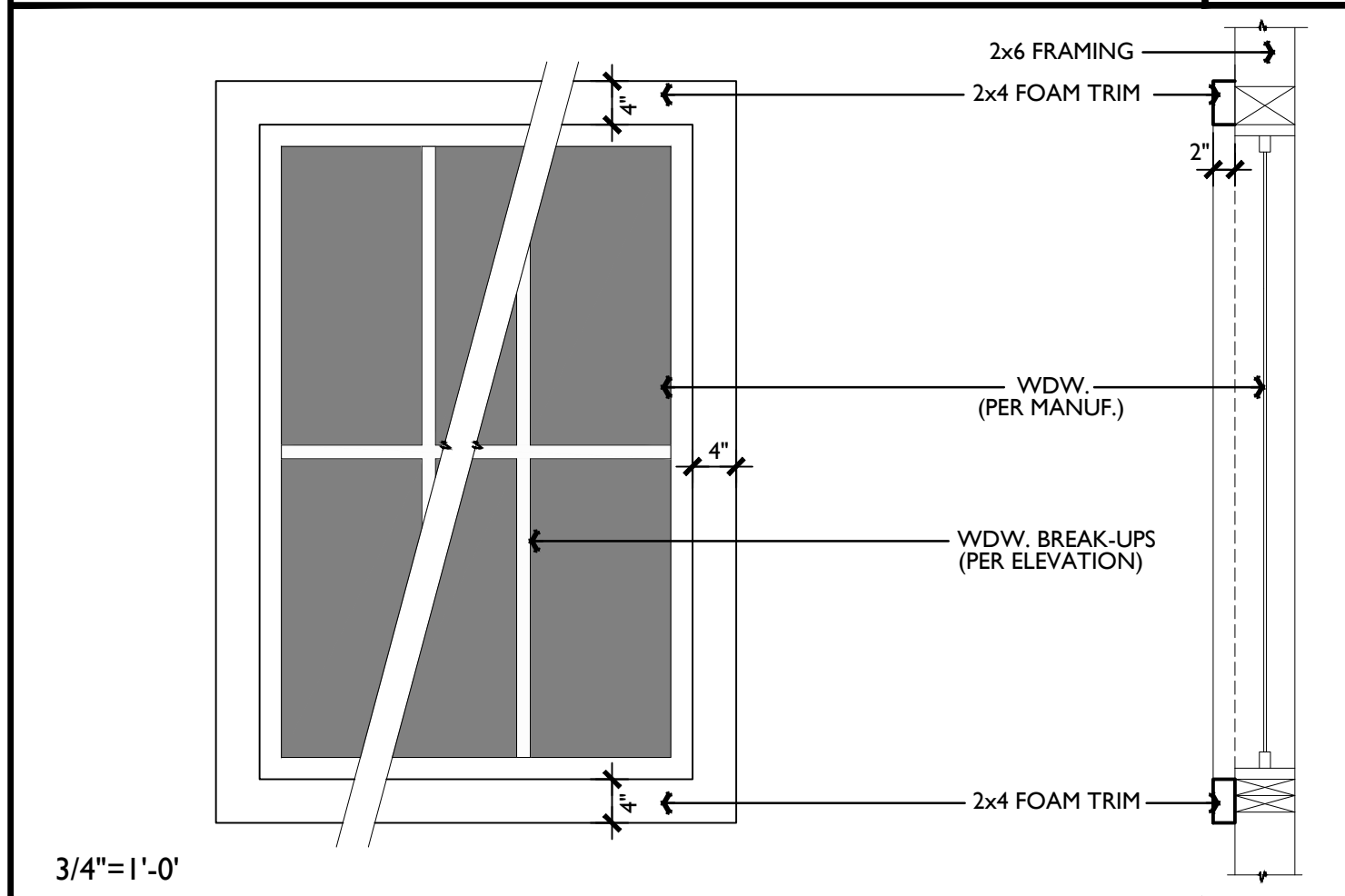
WINDOW TRIM (BOARD & BATTEN SIDING)

6



TYPICAL RAKE

2



WINDOW TRIM (STUCCO)


3



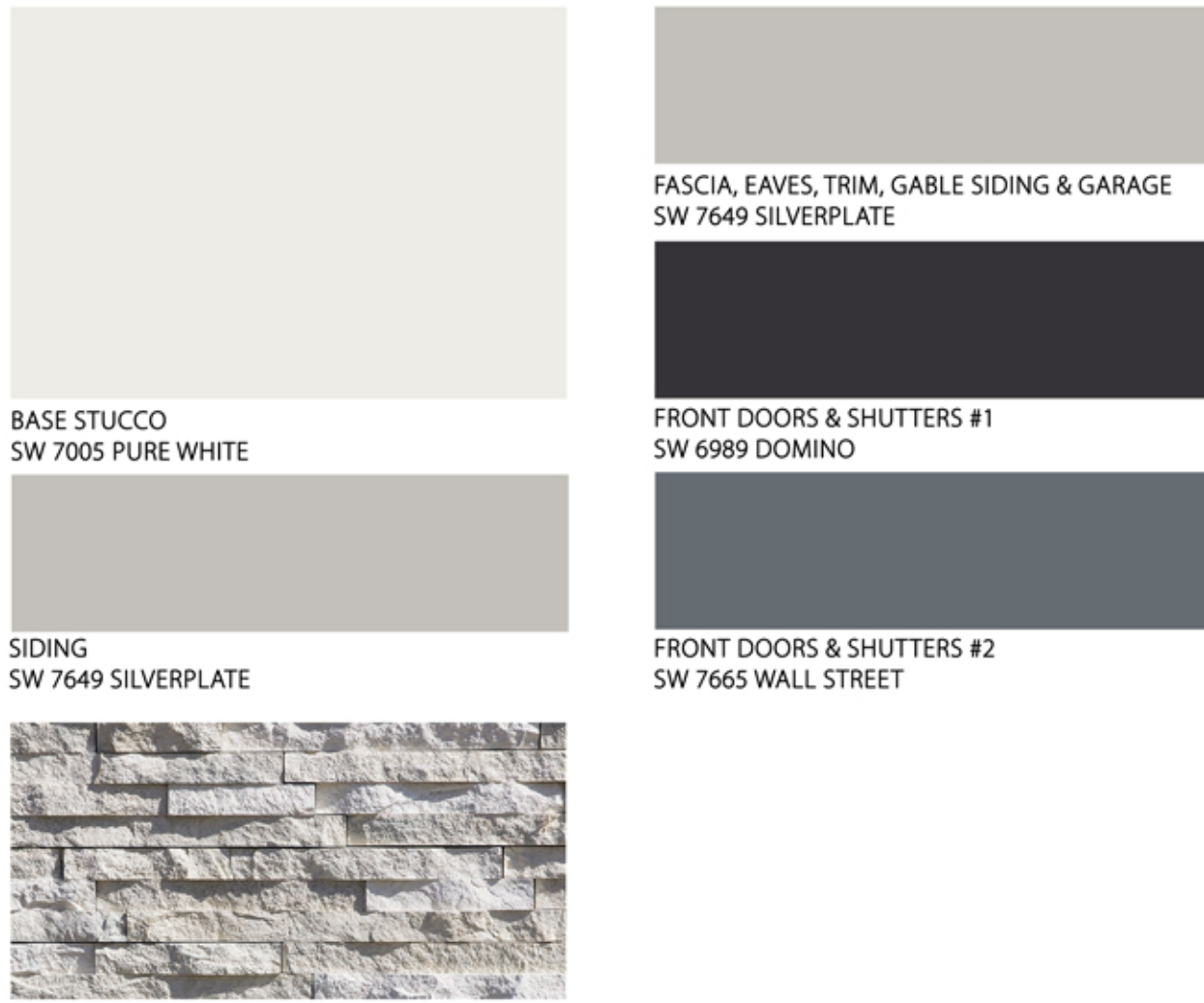
ELEVATIONS

BrightSky RESIDENTIAL

SCHEME 1



ROOF
EAGLE 4679



BASE STUCCO
SW 7005 PURE WHITE

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7649 SILVERPLATE

FRONT DOORS & SHUTTERS #1
SW 6989 DOMINO


FRONT DOORS & SHUTTERS #2
SW 7665 WALL STREET

SIDING
SW 7649 SILVERPLATE


STONE
SEA CLIFF EUROPEAN LEDGE

BrightSky RESIDENTIAL

SCHEME 2



ROOF
EAGLE 4588



BASE STUCCO
SW 7042 SHOJI WHITE

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 9172 STUDIO CLAY

FRONT DOORS & SHUTTERS #1
SW 6181 SECRET GARDEN


FRONT DOORS & SHUTTERS #2
SW 9149 INKY BLUE

SIDING
SW 7638 JOGGING PATH


STONE
SEA CLIFF EUROPEAN LEDGE

BrightSky RESIDENTIAL

SCHEME 3



ROOF
EAGLE 4883



BASE STUCCO
SW 6183 CONSERVATIVE GRAY

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7566 WESTHIGHLAND WHITE

FRONT DOORS & SHUTTERS #1
SW 7602 INDIGO BATIK


FRONT DOORS & SHUTTERS #2
SW 2838 POLISHED MAHOGANY

SIDING
SW 7566 WESTHIGHLAND WHITE


STONE
SIDEWALK EUROPEAN LEDGE

BrightSky RESIDENTIAL

SCHEME 4



ROOF
EAGLE 4804



BASE STUCCO
SW 7565 OYSTER BAR

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 2841 WEATHERED SHINGLE

FRONT DOORS & SHUTTERS #1
SW 6048 TERRA BRUN


FRONT DOORS & SHUTTERS #2
SW 7620 SEAWORTHY

SIDING
SW 6171 CHATROOM

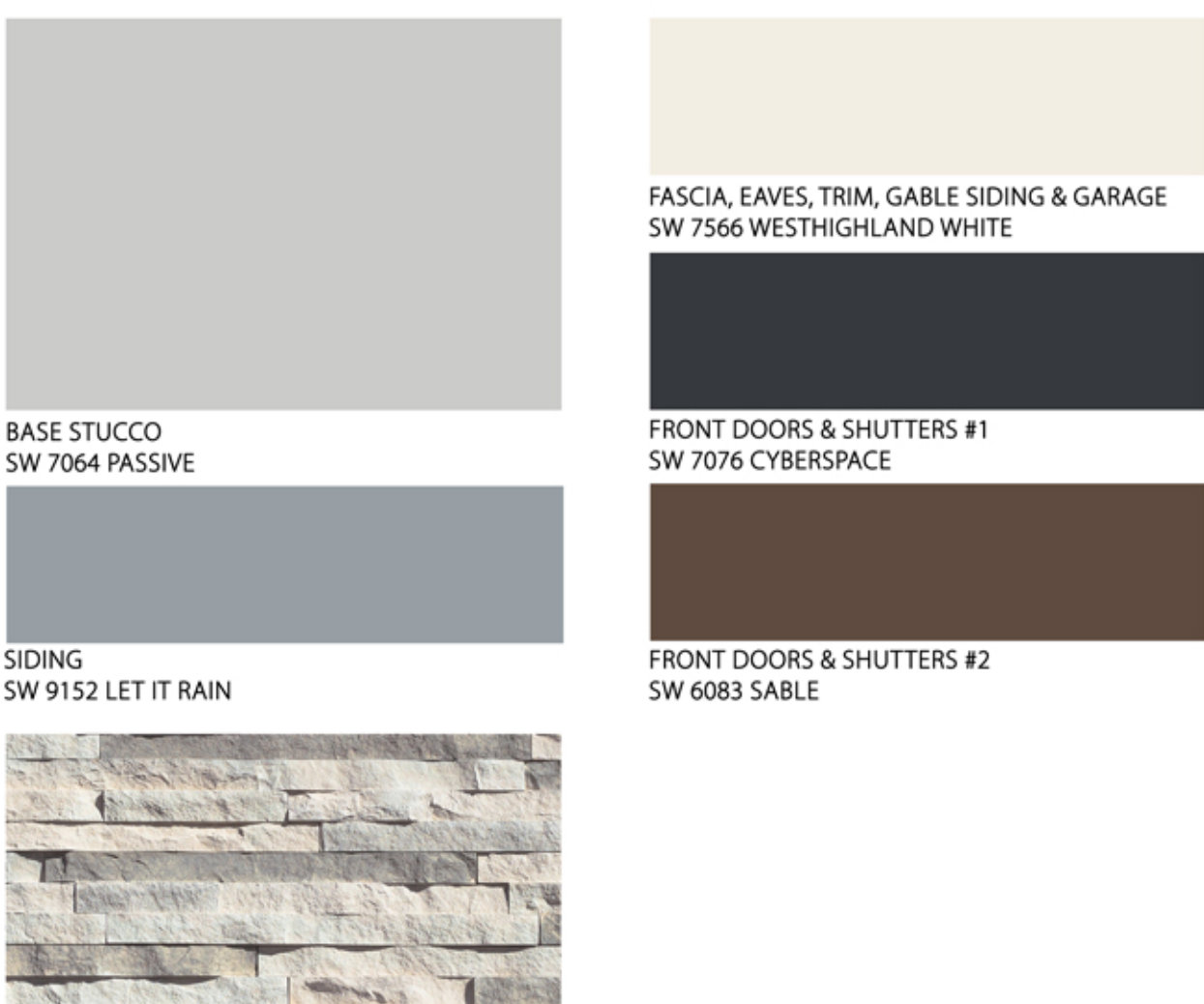
STONE
SIDEWALK EUROPEAN LEDGE

BrightSky RESIDENTIAL

SCHEME 5



ROOF
EAGLE SCB 8805



BASE STUCCO
SW 7064 PASSIVE

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7566 WESTHIGHLAND WHITE

FRONT DOORS & SHUTTERS #1
SW 7076 CYBERSPACE


FRONT DOORS & SHUTTERS #2
SW 6083 SABLE

SIDING
SW 9152 LET IT RAIN

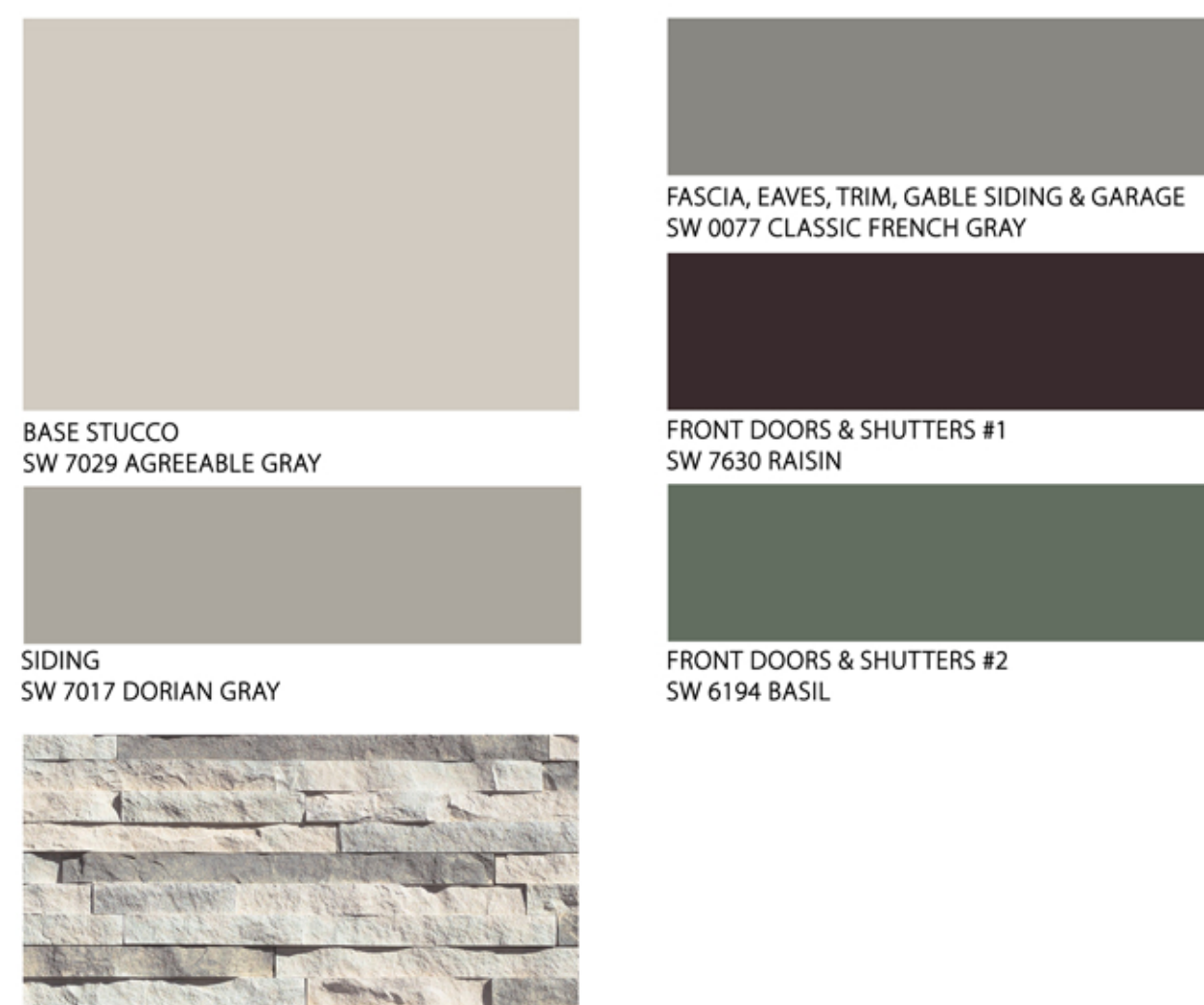
STONE
GLACIER EUROPEAN LEDGE

BrightSky RESIDENTIAL

SCHEME 6



ROOF
EAGLE 4810



BASE STUCCO
SW 7029 AGREEABLE GRAY

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 0077 CLASSIC FRENCH GRAY

FRONT DOORS & SHUTTERS #1
SW 7630 RAISIN

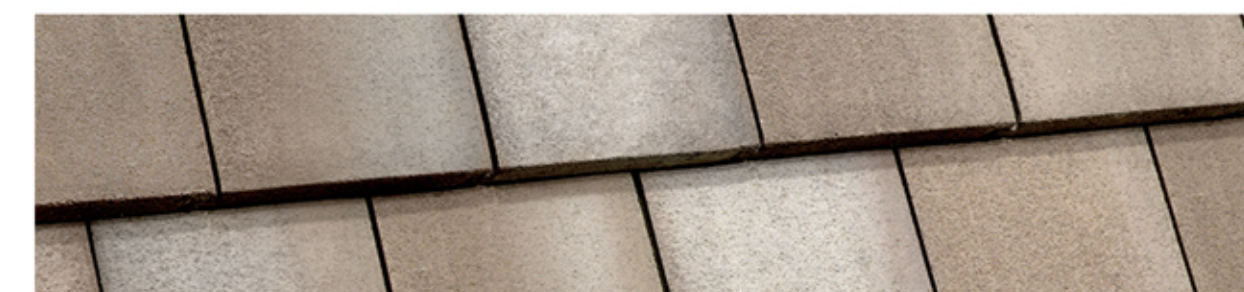
FRONT DOORS & SHUTTERS #2
SW 6194 BASIL

SIDING
SW 7017 DORIAN GRAY

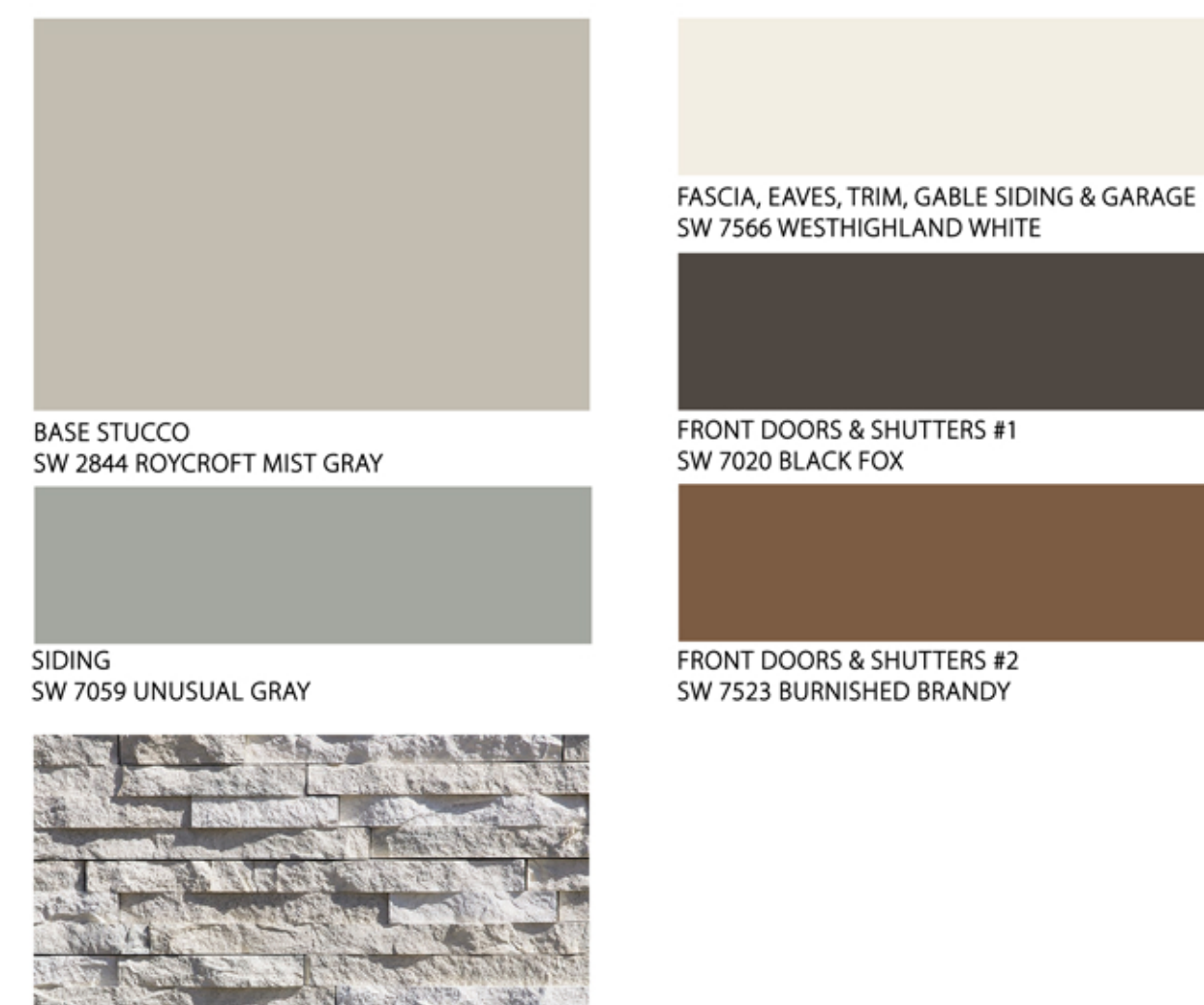
STONE
GLACIER EUROPEAN LEDGE

BrightSky RESIDENTIAL

SCHEME 7



ROOF
EAGLE 4884



BASE STUCCO
SW 2844 ROYCROFT MIST GRAY

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7566 WESTHIGHLAND WHITE

FRONT DOORS & SHUTTERS #1
SW 7020 BLACK FOX


FRONT DOORS & SHUTTERS #2
SW 7523 BURNISHED BRANDY

SIDING
SW 7059 UNUSUAL GRAY


STONE
SEA CLIFF EUROPEAN LEDGE

BrightSky RESIDENTIAL

SCHEME 8



ROOF
EAGLE SCB 8802



BASE STUCCO
SW 7547 SANDBAR

FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7010 WHITE DUCK

FRONT DOORS & SHUTTERS #1
SW 6229 TEMPE STAR

FRONT DOORS & SHUTTERS #2
SW 2837 AURORA BROWN

SIDING
SW 7025 BACKDROP

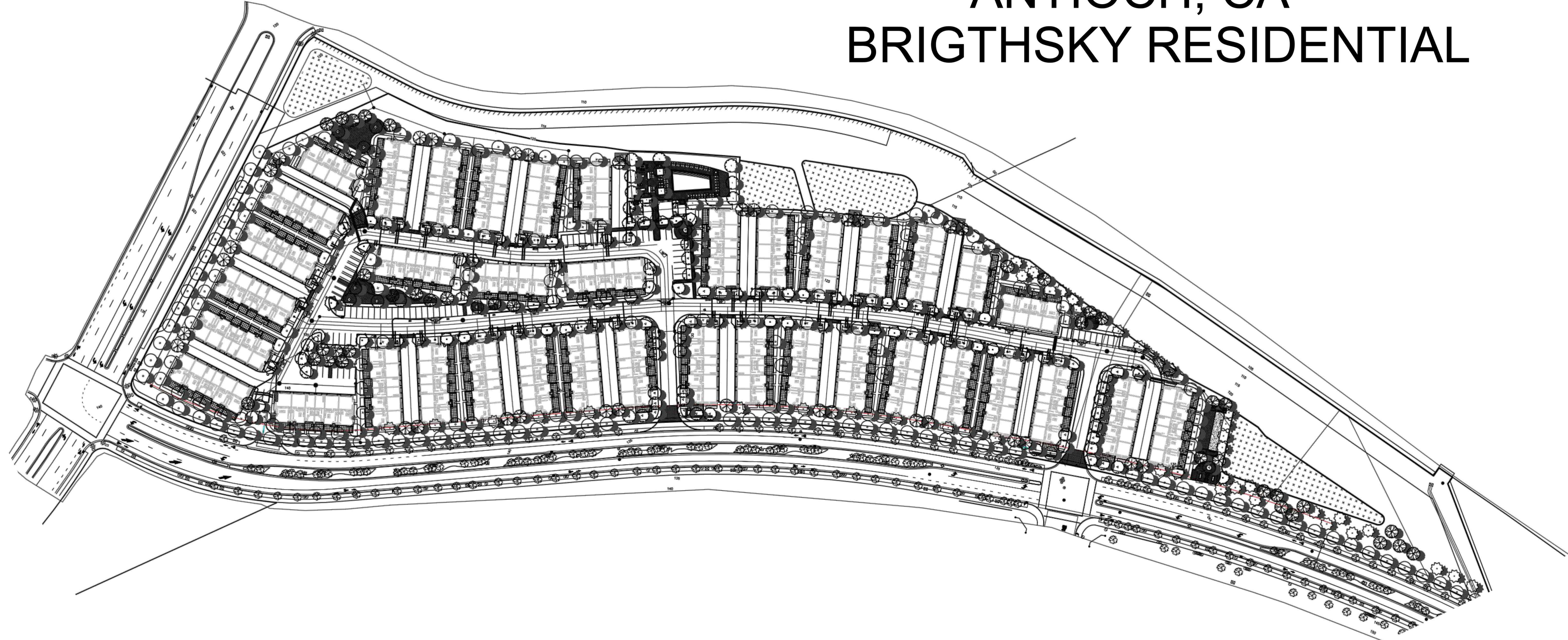
STONE
IRON MILL EUROPEAN LEDGE

Landscape Preliminary Plan For:

LAUREL RANCH

ANTIOCH, CA

BRIGHTSKY RESIDENTIAL



SITE PLAN
NOT TO SCALE

MASTER DEVELOPER

OWNER

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

MANAGEMENT TEAM

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

CONSULTANTS

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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

VICINITY MAP



VICINITY MAP
NOT TO SCALE

SHEET INDEX

NO.	SHEET NAMES
L-1	COVER SHEET
L-2	OVERALL ILLUSTRATIVE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
L-7	LANDSCAPE PLAN
L-8	LANDSCAPE PLAN
L-9	LANDSCAPE PLAN
L-10	REC CENTER ENLARGEMENT
L-11	MAILBOX - BOCCIE BALL ENLARGEMENTS
L-12	CHILDREN'S PLAY AREA
L-13	WALL AND FENCE PLAN A
L-14	WALL AND FENCE PLAN B
L-15	MAIN ENTRY
L-16	WALL AND FENCE DETAILS
L-17	RETAINING WALL ELEVATION AND DETAIL

REVISIONS

REV.	SHEET	DESCRIPTION	DATE	BY
1				
2				
3				
4				
5				
6				
7				

SUBMITTED FOR APPROVAL _____ DATE _____

APPROVED _____ DATE _____

RELEASED FOR BID _____ DATE _____

CONSTRUCTION SET ISSUED _____ DATE _____

LEGEND

1. LAWN OPEN SPACE
2. MAIL BOX TERRACE
3. RECREATION CENTER AND POOL AREA
4. DOG PARK PAVILION
5. DOG PARK
6. WATER QUALITY BASIN
7. RESIDENTIAL BUILDING
8. ALLEY DRIVE
9. RETAINING WALL PER CIVIL
10. MAIN ENTRY
11. SECONDARY ENTRY
12. EXISTING ROAD (NOT A PART)
13. HYDRO SEED SLOPE AREA
14. CHILDREN'S PLAYGROUND STRUCTURE

CERTIFICATION FOR IRRIGATION DESIGN
 Summers Murphy & Partners is a 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 Valves.

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%

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
GREEN LANDSCAPE					
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	36" O.C.	VL	-
	ALOE STRIATA CORAL ALOE	1 GAL.	24" O.C.	L	-
	ARBITUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 GAL.	36" O.C.	L	-
	BERBERIS T. 'ATROPURPUREA' JAPANESE BARBERRY	5 GAL.	24" O.C.	M	-
	BOUTELOUA G. 'BLONDE AMBITION' BLUE GRAMA GRASS	5 GAL.	18" O.C.	L	-
	*BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL.	18" O.C.	M	-
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	36" O.C.	L	-
	COLEONEMA PULCHELLUM SUNSET GOLD GOLDEN BREATH OF HEAVEN	5 GAL.	36" O.C.	L	-
	CORYDOLINE A. TORBAY DAZZLER TORBAY DAZZLER GRASS PALM	15 GAL.	48" O.C.	M	-
	COTONEASTER HORIZONTALIS PERIBILLIS GREENING COTONEASTER	5 GAL.	5" O.C.	L	-
	ELYMUS ARENARIUS 'BLUE DUNE' BLUE DUNE LYME GRASS	1 GAL.	12" O.C.	L	-
	FELOJA SELLOWIANA PINEAPPLE GUAVA	15 GAL.	36" O.C.	M	-

NOTES:

- 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

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	HESPERALOE 'BREAK LIGHTS' RED YUCCA	5 GAL.	24" O.C.	L	-
	*ILEX VOMITORIA STOKES' STOKES DWARF HOLLY	5 GAL.	18" O.C.	L	-
	JUNIPERUS HORIZONTALIS BLUE CHIP JUNIPER	5 GAL.	18" O.C.	L	-
	JUNIPERUS CHINENSIS 'GOLD COAST' GOLD COAST JUNIPER	5 GAL.	18" O.C.	L	-
	MAHONIA AQUIFOLIUM 'ORANGE FLAME' OREGON GRAPE	5 GAL.	18" O.C.	M	-
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	30" O.C.	M	-
	MUHLENBERGIA C. 'REGAL MIST' PINK MUHLY	5 GAL.	18" O.C.	L	-
	*NANDINA 'GULF STREAM' G. STREAM HEAVENLY BAMBOO	5 GAL.	18" O.C.	L	-
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	M	-
	PHORMIUM 'YELLOW WAVE' 'YELLOW WAVE FLAX'	5 GAL.	36" O.C.	M	-
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CHERRY LAUREL	15 GAL.	36" O.C.	M	-
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL.	36" O.C.	M	-
	*RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	L	-
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	24" O.C.	M	-
	*WESTRINGIA FRUTICOSA 'BLUE GEM' BLUE GEM COAST ROSEMARY	5 GAL.	24" O.C.	M	-

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	CAREX DIVULSA BERKELEY SEDGE	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.	L
	SALVIA CLEVELANDII CLEVELAND SAGE	# GAL.	#" O.C.	L
	ROSMARINUS OFFICINALIS ROSEMARY	# GAL.	#" O.C.	L
	WESTRINGIA FRUTICOSA COAST ROSEMARY	# GAL.	#" O.C.	L
	HETEROMELES ARBUTIFOLIA TOYON	# GAL.	#" O.C.	L
	RIBES SPECIOSUM FUCHSIA-FLOWERED GOOSEBERRY	# GAL.	#" O.C.	L

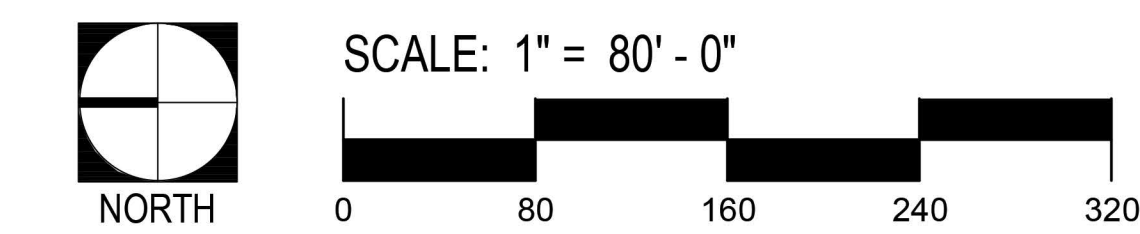
ANTIOCH NATIVE EROSION CONTROL MIX

LBS./AC	SPECIES
25.0	BROMUS CARINATUS, CALIFORNIA BROME
10.0	ELYMUS GLAUCUS, BLUE WILD RYE
6.00	FESTUCA MICROSTACHYS, SMALL FESCUE
4.00	TRIFOLIUM WILDENOVII, TOMCAT CLOVER
1.50	ERIOGONUM FASCICULATUM, CALIFORNIA BUCKWHEAT
0.20	BACCHARIS PILULARIS, COYOTE BUSH

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
	PODOCARPUS 'MONMAY' ICE-BLUE YELLOW WOOD	36" BOX	L	11
	'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	M	27
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH	36" BOX	M	-
	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	24" BOX	M	-
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
	KOELUTERIA 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	3
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-



LAUREL RANCH | Preliminary Landscape Plan /Overall Illustrative Plan





LEGEND

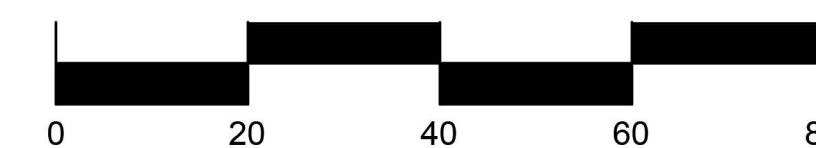
1. RESIDENTIAL UNITS
2. TURF PARK AREA
3. WALKWAYS
4. UNIT PATIOS
(NATURAL POUR IN PLACE CONCRETE
W/SAW CUT JOINTS &
TOP CAST #3 FINISH
5. PATIO LOW WALL
6. ALLEY DRIVEWAY
7. VEHICULAR
ENHANCED CONCRETE
8. ALLEY DRIVE
9. WATER QUALITY BASIN
10. HYDROSEED SLOPE
11. CPU MAILBOX UNIT
12. CHILDREN'S
PLAYGROUND
STRUCTURE
13. PLAYGROUND RUBBER
SURFACE
14. PICNIC TABLE
W/TRELLIS
15. ENHANCED PAVING
16. OVERHEAD SHADE
SAIL STRUCTURE

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
○	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
○	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
○	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
○	PODOCARPUS 'MONMAY' ICE-BLUE YELLOW WOOD	36" BOX	L	11
○	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEY LOCUST SKYLINE	36" BOX	M	27
○	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	-
○	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
○	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
○	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
○	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
○	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
○	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
○	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	24" BOX	M	-
○	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
○	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	3
○	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
○	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
○	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
○	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-

LAUREL RANCH | Preliminary Landscape Plan | Landscape Plan



SCALE: 1" = 20' - 0"



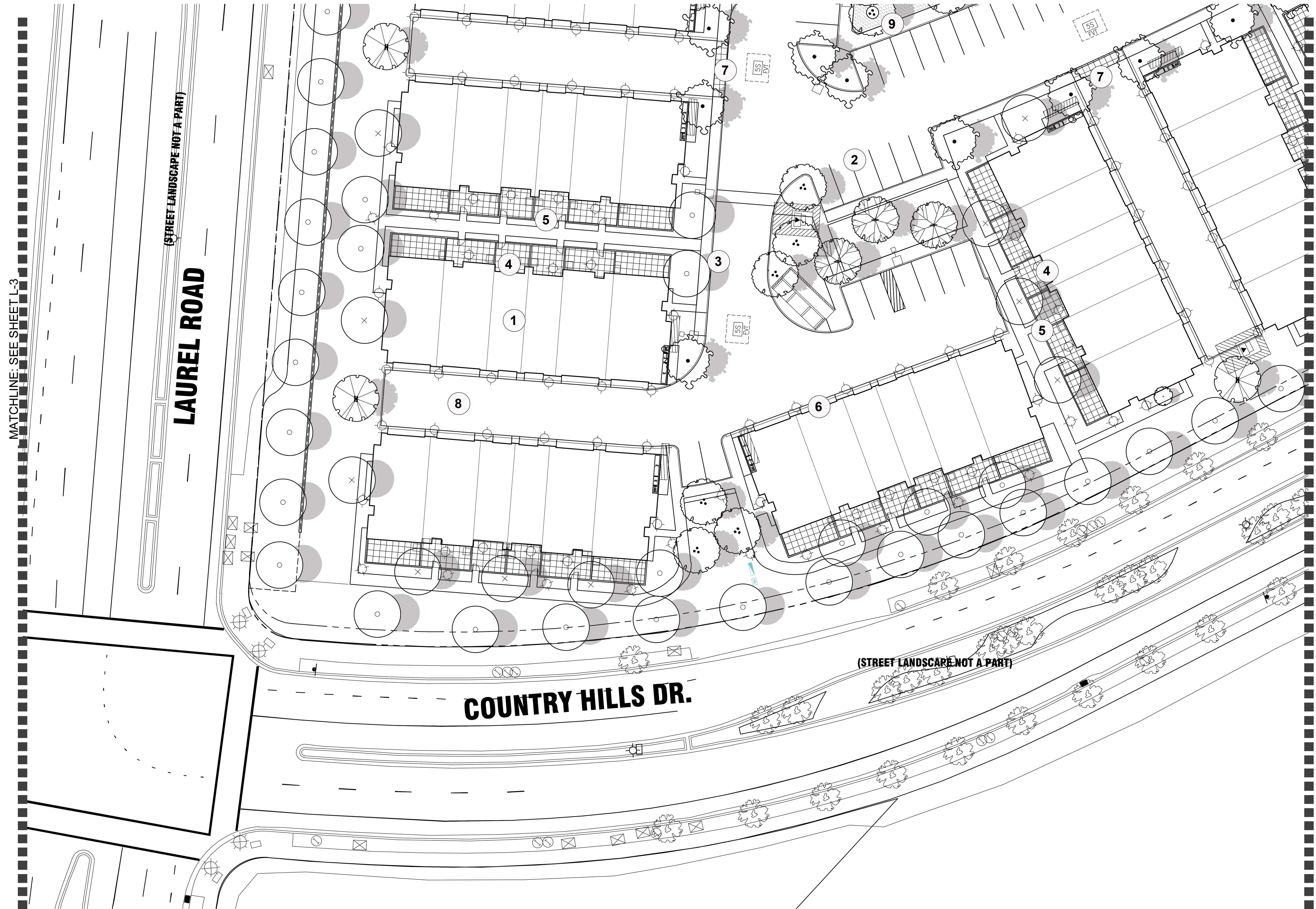
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

LEGEND

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. OPEN SPACE LAWN

TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
○	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
○	CINNAMOMUM CAMPHORA CAMPBOR TREE	24" BOX	M	63
○	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
○	PODOCARPUS 'MONMAY' 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	M	-
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	-
○	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
○	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
○	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
○	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
○	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
○	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
○	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	24" BOX	M	-
○	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
○	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	3
○	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
○	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
○	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
○	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-



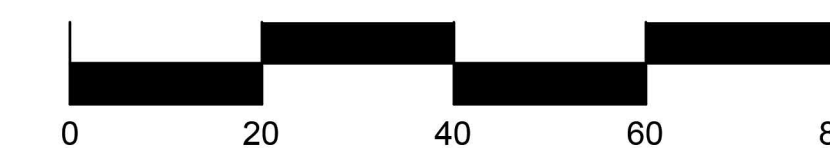
LAUREL RANCH | Preliminary Landscape Plan | Landscape Plan

Brightsky Residential | Antioch, CA | June 01, 2023

APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-4



SCALE: 1" = 20' - 0"



SMP

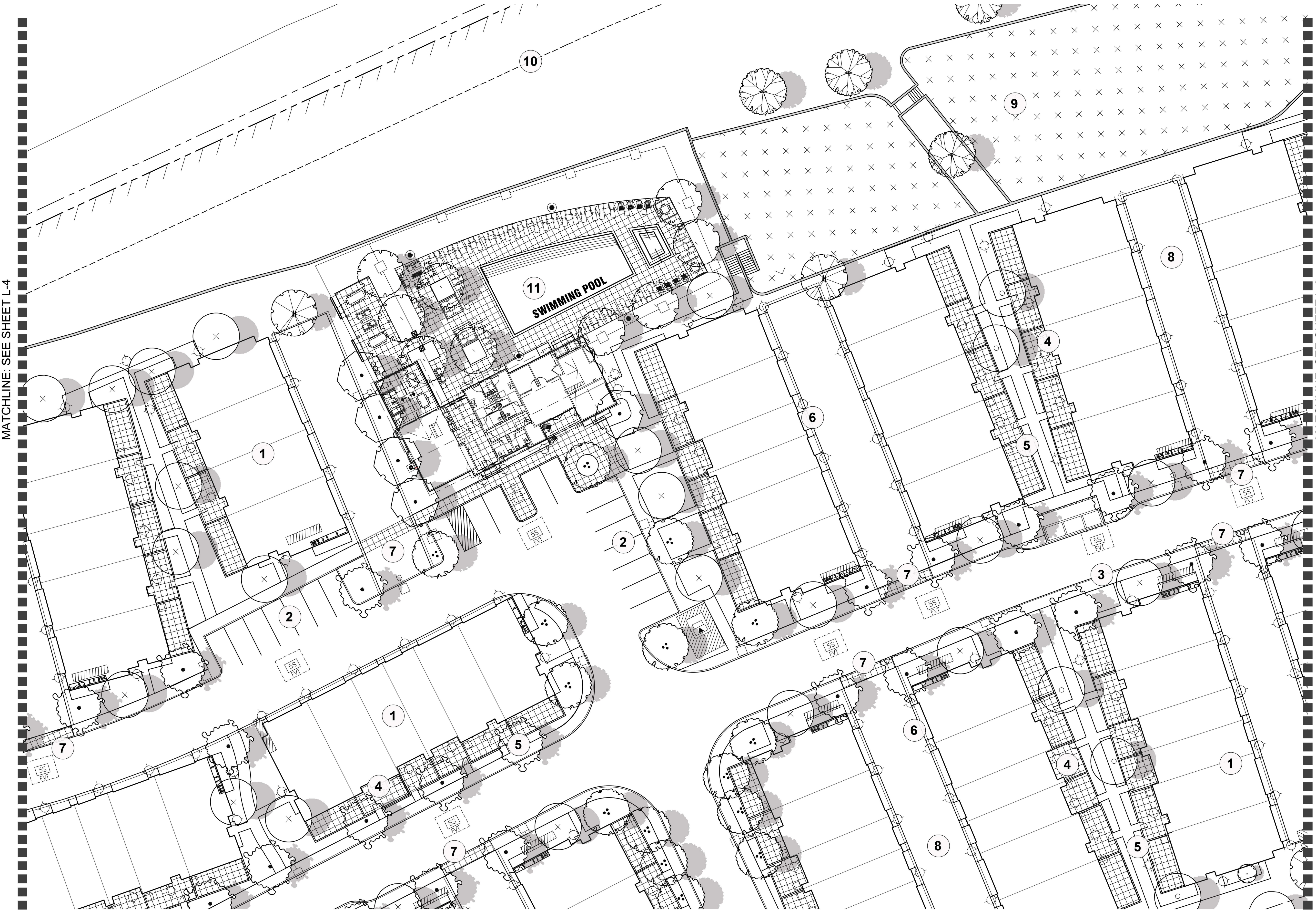
ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

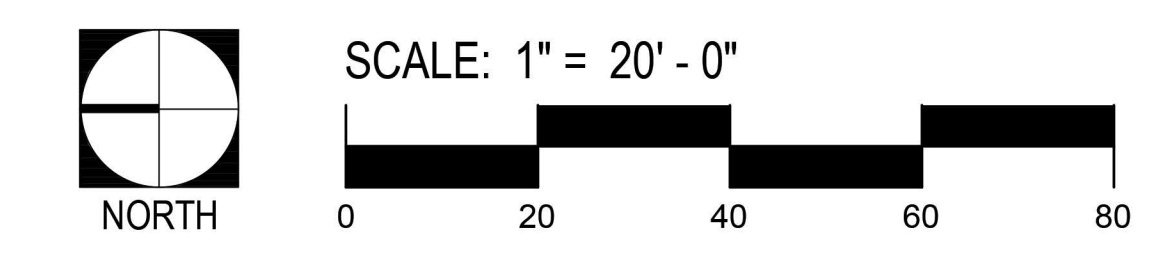
LEGEND

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
11. REC CENTER AND POOL AREA

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
○	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
○	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
○	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
○	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	M	-
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	FRAXINUS AMERICANA AUTUMN PURPLE ASH AUTUMN PURPLE	36" BOX	M	-
○	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
○	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
○	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
○	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
○	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
○	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
○	PODOCARPUS MACROPHYLLUS 'MAKI' SHROBBY LEW PINE	24" BOX	M	-
○	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
○	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	3
○	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
○	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
○	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
○	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-



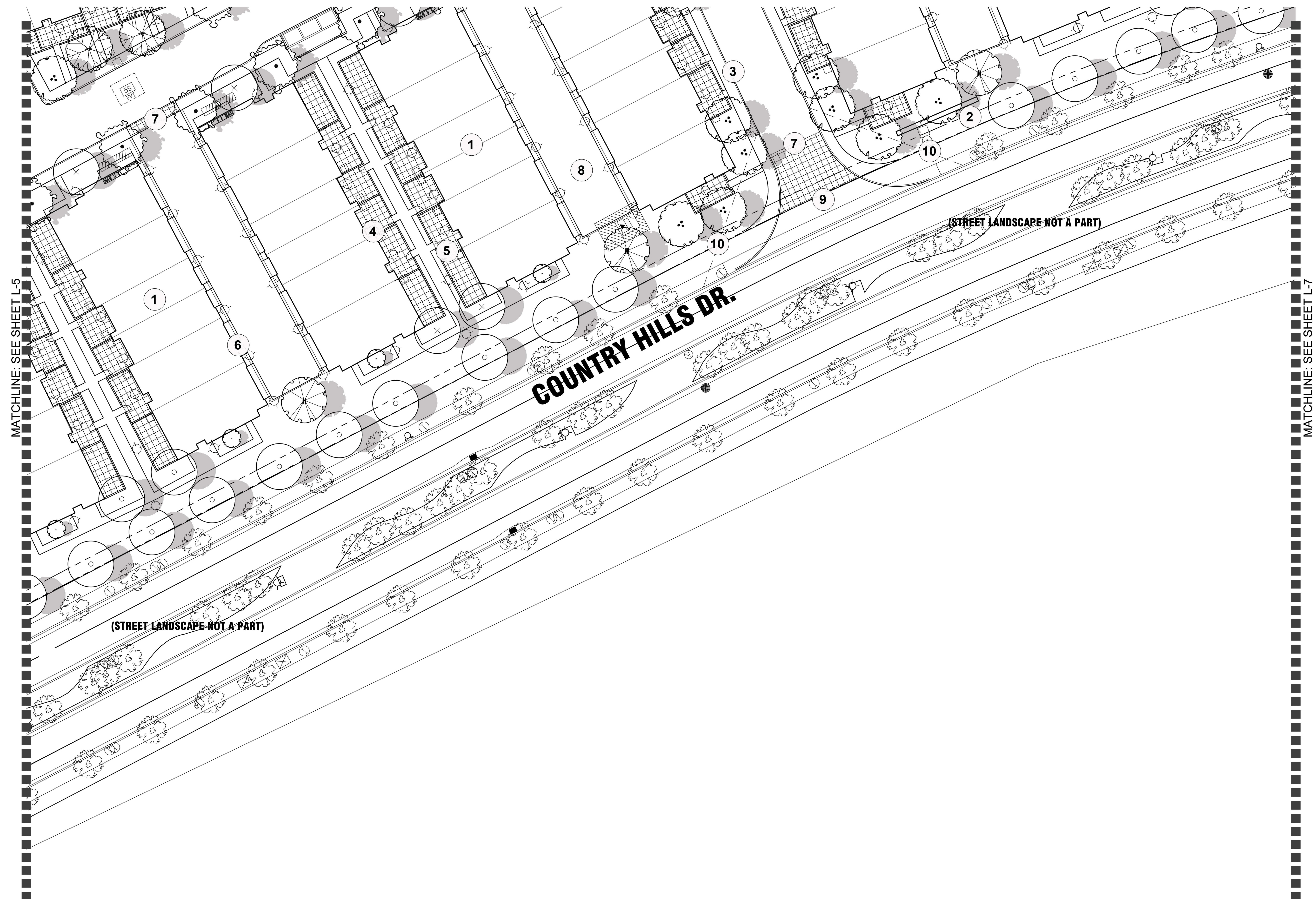
LAUREL RANCH | Preliminary Landscape Plan | Landscape Plan



LEGEND

1. RESIDENTIAL UNITS
2. MAIN ENTRY MONUMENT
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. MAIN ENTRY
10. SITE VISIBILITY TRIANGLE

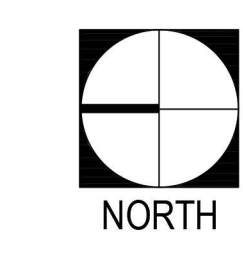
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LAGERSTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
	OLEA EUROPAEA 'FIELD DUG' EUROPEA OLIVE	36" BOX	VL	-
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	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
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	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
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	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	-
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	TAXUS BACCATA 'FASTIGIATA' IRISH YEWE	36" BOX	M	-
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
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	LAGERSTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
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	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
	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	3
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-



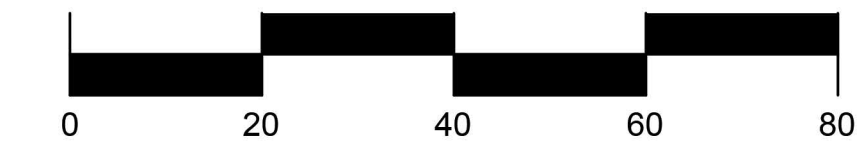
LAUREL RANCH | Preliminary Landscape Plan | Landscape Plan

Brightsky Residential | Antioch, CA | June 01, 2023

APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-6



SCALE: 1" = 20' - 0"



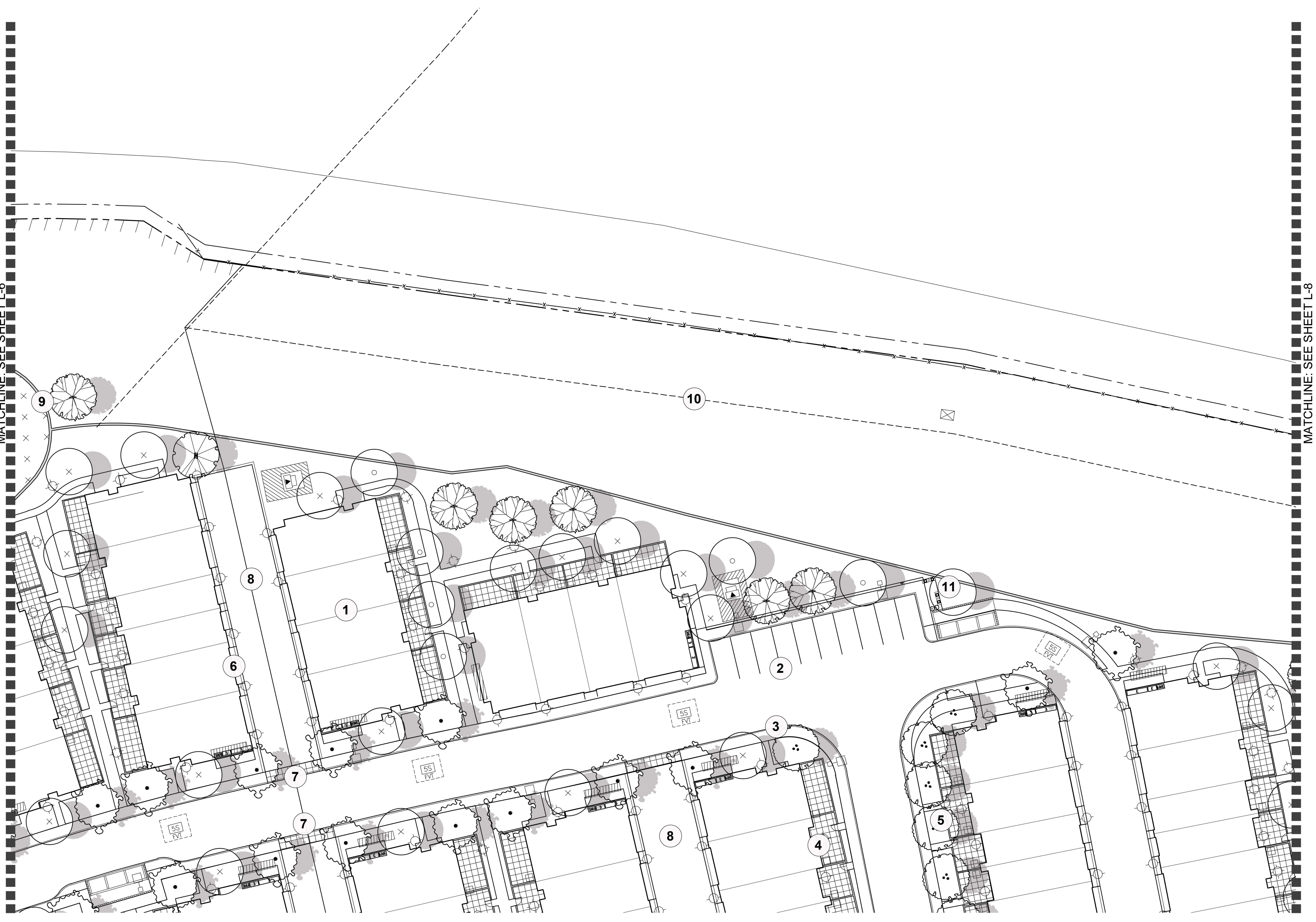
SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

LEGEND

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
11. CPU MAILBOX UNIT

TREE PLANTING LEGEND

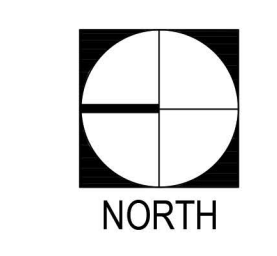
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
○	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
○	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
○	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
○	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
○	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	M	27
○	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	FRAXINUS AMERICANA AUTUMN PURPLE ASH AUTUMN PURPLE	36" BOX	M	-
○	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
○	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
○	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
○	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
○	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
○	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
○	PODOCARPUS MACROPHYLLUS 'MAK' SHRUBBY YEW PINE	24" BOX	M	-
○	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
○	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	3
○	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
○	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
○	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
○	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-



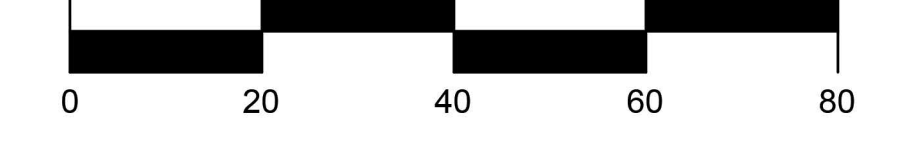
LAUREL RANCH | Preliminary Landscape Plan | landscape Plan

Brightsky Residential | Antioch, CA | June 01, 2023

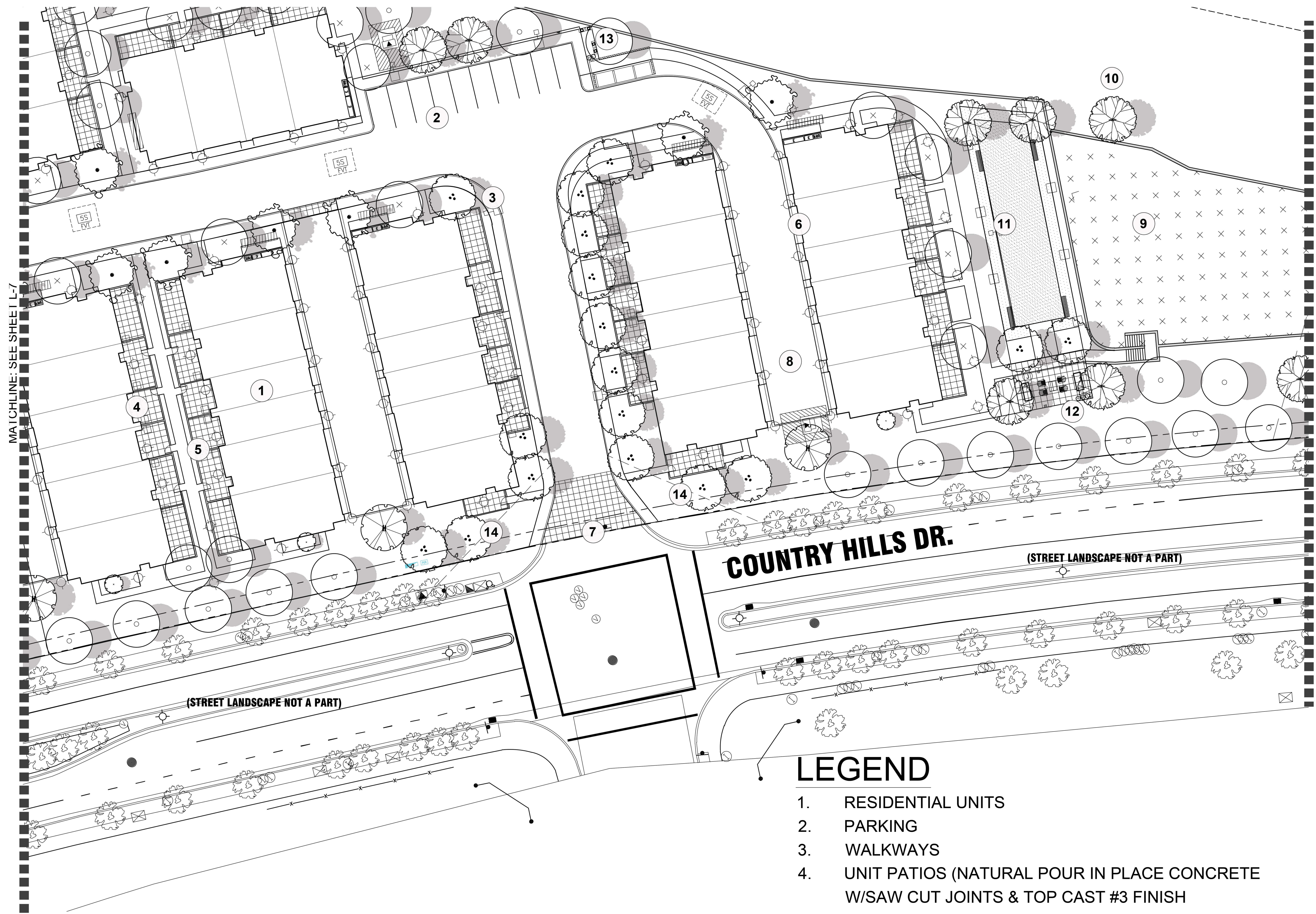
APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-7



SCALE: 1" = 20' - 0"



SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
○	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
○	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
○	OLEA EUROPAEA 'FIELD DUG' EUROPEAN OLIVE	36" BOX	VL	-
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
○	PODOCARPUS 'MONMAY' FERN PINE	36" BOX	L	11
○	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	M	27
○	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH	36" BOX	M	-
○	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
○	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
○	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	PODOCARPUS GRACILIOR FERNI PINE	24" BOX	M	39
○	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
○	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
○	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
○	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	24" BOX	M	-
○	FRAXINUS GREGGII LITTLE LEAF ASH	36" BOX	L	60
○	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	3
○	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
○	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
○	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
○	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-

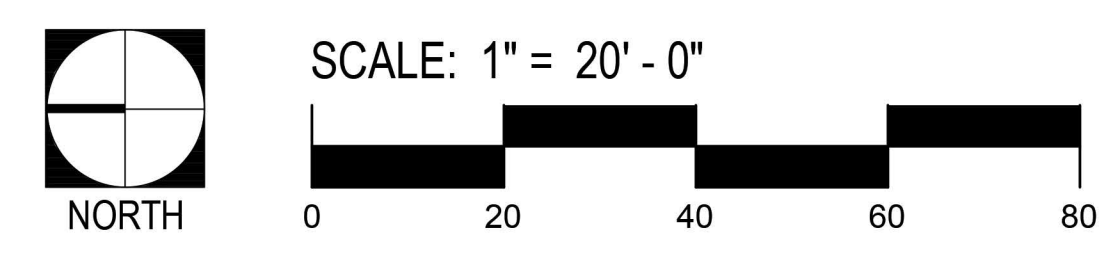
COUNTRY HILLS DR.
(STREET LANDSCAPE NOT A PART)

LEGEND

- 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

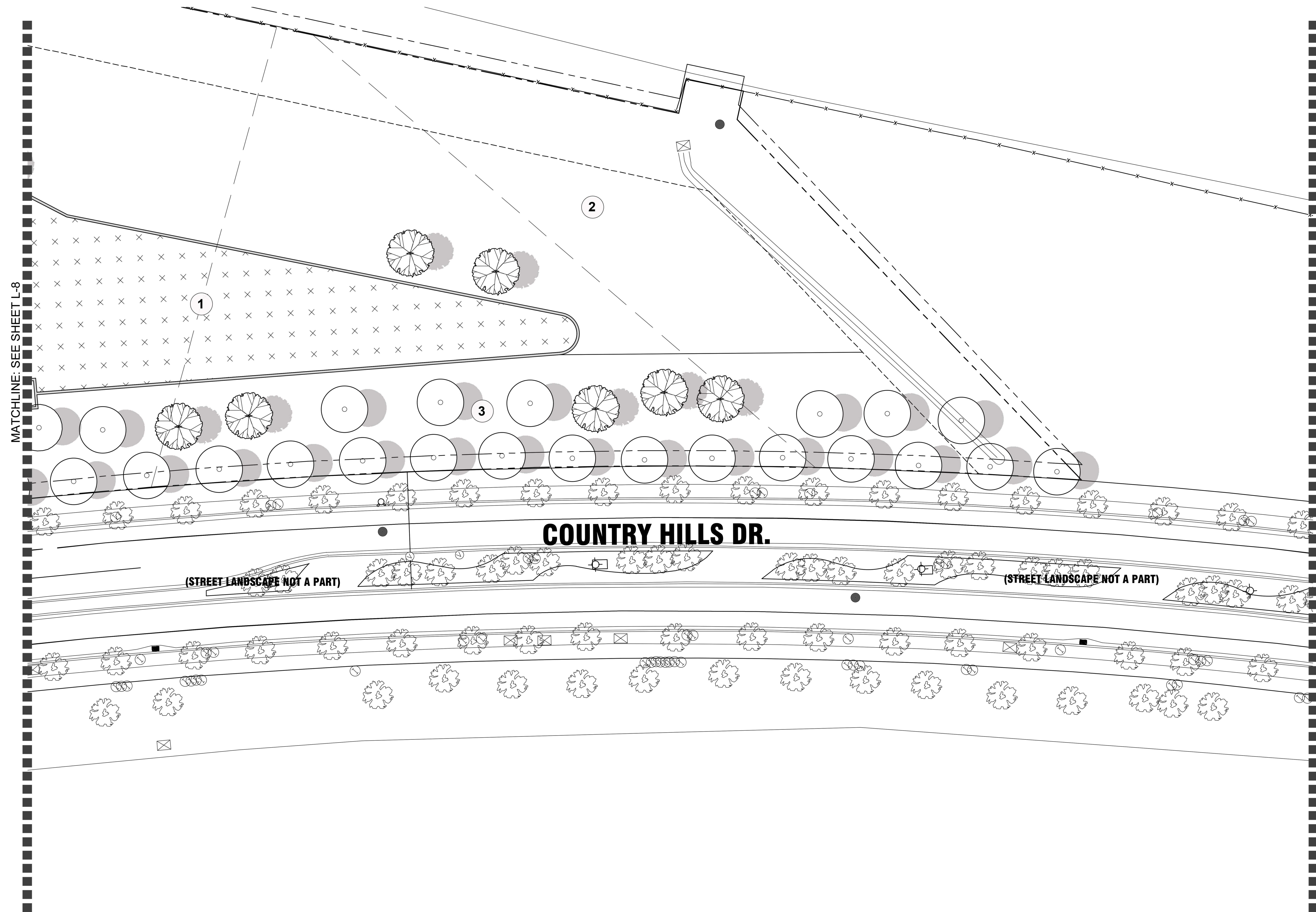
- 7. VEHICULAR ENHANCED CONCRETE
- 8. ALLEY DRIVE
- 9. WATER QUALITY BASIN
- 10. HYDROSEED SLOPE
- 11. DOG PARK
- 12. TRELIS PAVILION
- 13. CPU MAILBOX UNIT
- 14. SITE VISIBILITY TRIANGLE

LAUREL RANCH | Preliminary Landscape Plan | Landscape Plan



LEGEND

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



NORTHERN CALIFORNIA
TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
○	LAGERSTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
○	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
○	OLEA EUROPAEA 'FIELD DUG' EUROPEAN OLIVE	36" BOX	VL	-
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
○	PODOCARPUS 'MONMAY' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
○	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	M	27
○	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	-
○	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
○	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
○	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
○	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
○	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
○	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
○	LAGERSTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
○	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
○	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	24" BOX	M	-
○	FRAXINUS GREGGII LITTLE LEAF ASH	36" BOX	L	60
○	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	M	-
○	QUERCUS ILEX HOLLY OAK	36" BOX	L	-
○	ULMUS WILSONI 'PROSPECTOR' PROSPECTOR ELM	36" BOX	L	-
○	ACER RUBRUM 'COLUMNAR' CANADIAN MAPLE	36" BOX	L	3
○	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
○	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
○	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
○	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-

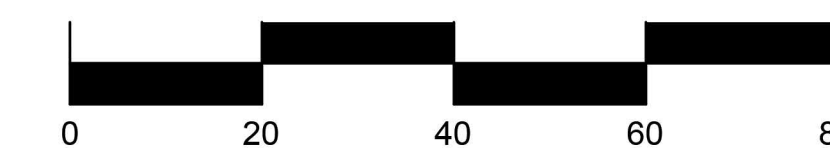
LAUREL RANCH | Preliminary Landscape Plan | Landscape Plan

Brightsky Residential | Antioch, CA | June 01, 2023

APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-9



SCALE: 1" = 20' - 0"



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
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(949) 443-1446

LEGEND

NORTHERN CALIFORNIA

TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
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	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
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	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
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	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-

1. LAP / REC POOL
2. BBQ PAVILION WITH DINING TABLE
3. POOL DECK
4. POOL RESTROOMS
5. PUMP ROOM AND SHOWERS
6. POOL ENTRY GATE
7. FIRE COURT LOUNGE
8. PARKING
9. RESIDENTIAL UNITS
10. LOOP STREET
11. SALES OFFICE
12. CLUB ROOM
13. SPA
14. LOUNGE CHAIR
15. TABLE W/ CABANA STRUCTURE
16. ENHANCED CONCRETE PAVING
17. LOUNGE SEATING
18. POOL VIEW FENCE
19. GROUP TABLE
20. WATER QUALITY BASIN
21. HAYDROSEED SLOPE
22. ALLEY DRIVE
23. DRIVEWAY APRON
24. ENHANCED VEHICULAR CONCRETE
25. WALKWAY
26. T=TRASH RECEPTACLE;
O=ORGANIC RECEPTACLE;
R=RECYCLE RECEPTACLE



LAUREL RANCH | Preliminary Landscape Plan | Rec Center Enlargement



SCALE: 1" = 10' - 0"



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ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



NORTHERN CALIFORNIA

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	63
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
	PODOCARPUS 'MONNIAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
	GLEDISIA TRIACANTHOS INERMIS 'SUNBURST' HONEY LOCUST SKYLINE	36" BOX	M	27
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	-
	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
	TAXUS BACCATA 'FASTIGIATA' IRISH YEWE	36" BOX	M	-
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEWE PINE	24" BOX	M	-
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
	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	3
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-

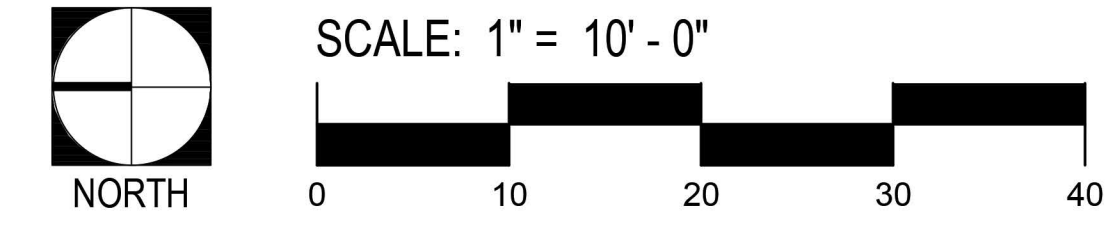
LEGEND

1. TRELLIS PAVILION WITH PICNIC TABLE
2. PARKING
3. RESIDENTIAL UNITS
4. DOG PARK W/ SYNTHETIC LAWN
5. FENCE ENCLOSURE
6. ENHANCED CONCRETE
7. BENCH
8. LOUNGE CHAIR W/ COFFEE TABLE
9. DOUBLE GATE CONTROL AREA
10. UNIT PATIO (NATURAL POUR IN PLACE CONCRETE W/SAW CUT JOINTS & TOP CAST #3 FINISH
11. PATIO LOW WALL
12. WALKWAYS
13. DRIVEWAY APRON
14. T=TRASH RECEPTACLE; O=ORGANIC RECEPTACLE; R=RECYCLE RECEPTACLE
15. CPU MAILBOX UNITS
16. WATER QUALITY BASIN

Dog Park

Mail Box Terrace

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





NORTHERN CALIFORNIA
TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
	CINNAMOMUM CAMPHORA CAMPBOR TREE	24" BOX	M	63
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX	L	11
	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	M	27
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	-
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	-
	JUNIPER SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	36" BOX	L	49
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	M	-
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	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	24" BOX	M	36
	LAGESTROMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	24" BOX	M	-
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
	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	3
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	M	-
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	M	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-

LEGEND

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
7. ALLEY DRIVE
8. WATER QUALITY BASIN
9. HYDROSEED SLOPE
10. CHILDREN'S PLAYGROUND STRUCTURE
11. PLAYGROUND RUBBER SURFACE
12. PICNIC TABLE W/TRELLIS
13. ENHANCED PAVING
14. OVERHEAD SHADE SAIL STRUCTURE
15. TOT LOT SAFETY ENCLOSURE FENCE
16. T=TRASH RECEPCTACLE;
O=ORGANIC RECEPCTACLE;
R=RECYCLE RECEPCTACLE

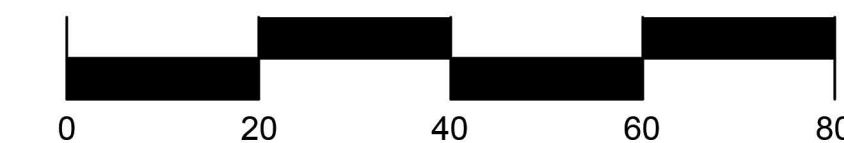
LAUREL RANCH | Preliminary Landscape Plan | Children's Play Area

Brightsky Residential | Antioch, CA | June 01, 2023

APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-12

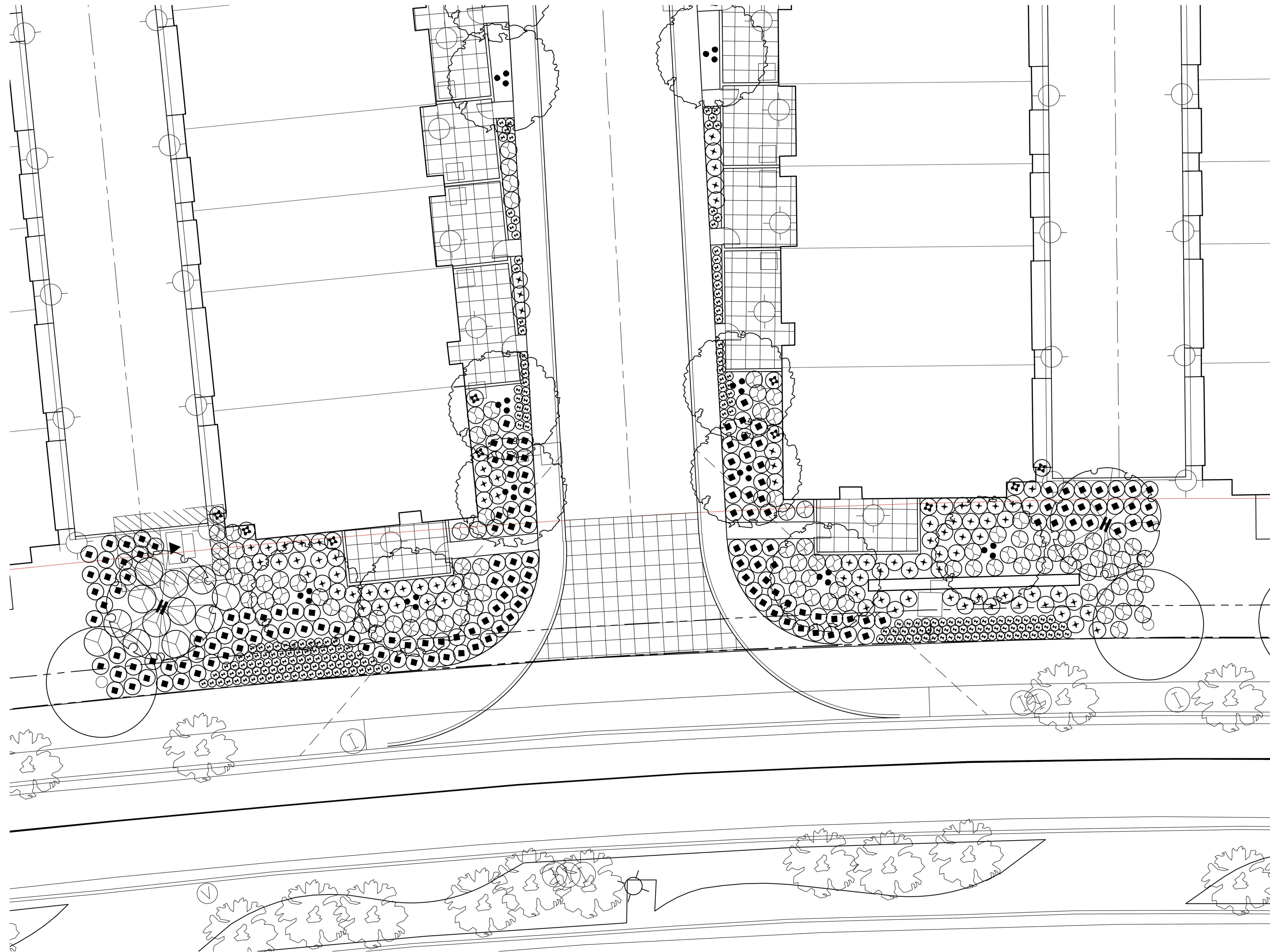


SCALE: 1" = 20' - 0"



SMP
ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



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' COMPACT CAROLINA CHERRY	15" GAL.	30" O.C.	M
	PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST'	15 GAL.	24" O.C.	M
	OLIVER TWIST KOHUHU PITTOSPORUM			
FOUNDATION				
⊙	WESTRINGIA FRUTICOSA 'BLUE GEM' BLUE GEM COAST ROSEMARY	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
	LEUCOPHYLLUM LANGMANIAE LONG LEAF WAX FLOWER	5 GAL.	48" O.C.	M
	LYNN LOWERY'S RAIN SAGE LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	36" O.C.	L
FOUNDATION ACCENT				
⊗	WESTRINGIA FRUTICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL.	30" O.C.	L
	RHAPHOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	L
	PITTOSPORUM TENUIFOLIUM 'ELFIN' PP#21822	5 GAL.	24" O.C.	M
	ELFIN KOHUHU PITTOSPORUM	5 GAL.	36" O.C.	L
	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				
⊗	CHONDRPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	36" O.C.	L
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL.	30" O.C.	M
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	36" O.C.	VL
	HESPERALOE 'BREAK LIGHTS' RED YUCCA	5 GAL.	24" O.C.	L
	PHORMIUM 'CREAM DELIGHT' CREAM DELIGHT FLAX	5 GAL.	36" O.C.	M
GC				
⊕	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL.	36" O.C.	M
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	36" O.C.	M
	TEUCRIUM CHAMAEDRYIS WALL GERMANDER	1 GAL.	30" O.C.	L
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL.	36" O.C.	L
GC ACCENT				
⊕	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GAL.	24" O.C.	VL
	AGAPANTHUS 'PETER PAN' QUEEN VICTORIA AGAVE	1 GAL.	18" O.C.	M
	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 BERKELEY SEDGE	1 GAL.	24" O.C.	M

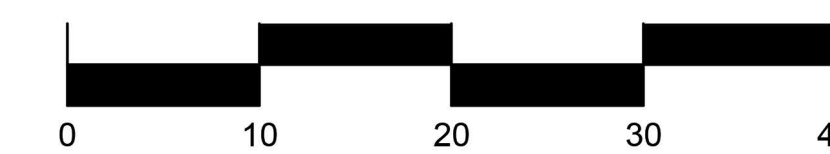
LAUREL RANCH | Preliminary Landscape Plan / TYP Entry Shrub Plan

Brightsky Residential | Antioch, CA | June 01, 2023

APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-13



SCALE: 1" = 10' - 0"



SMP

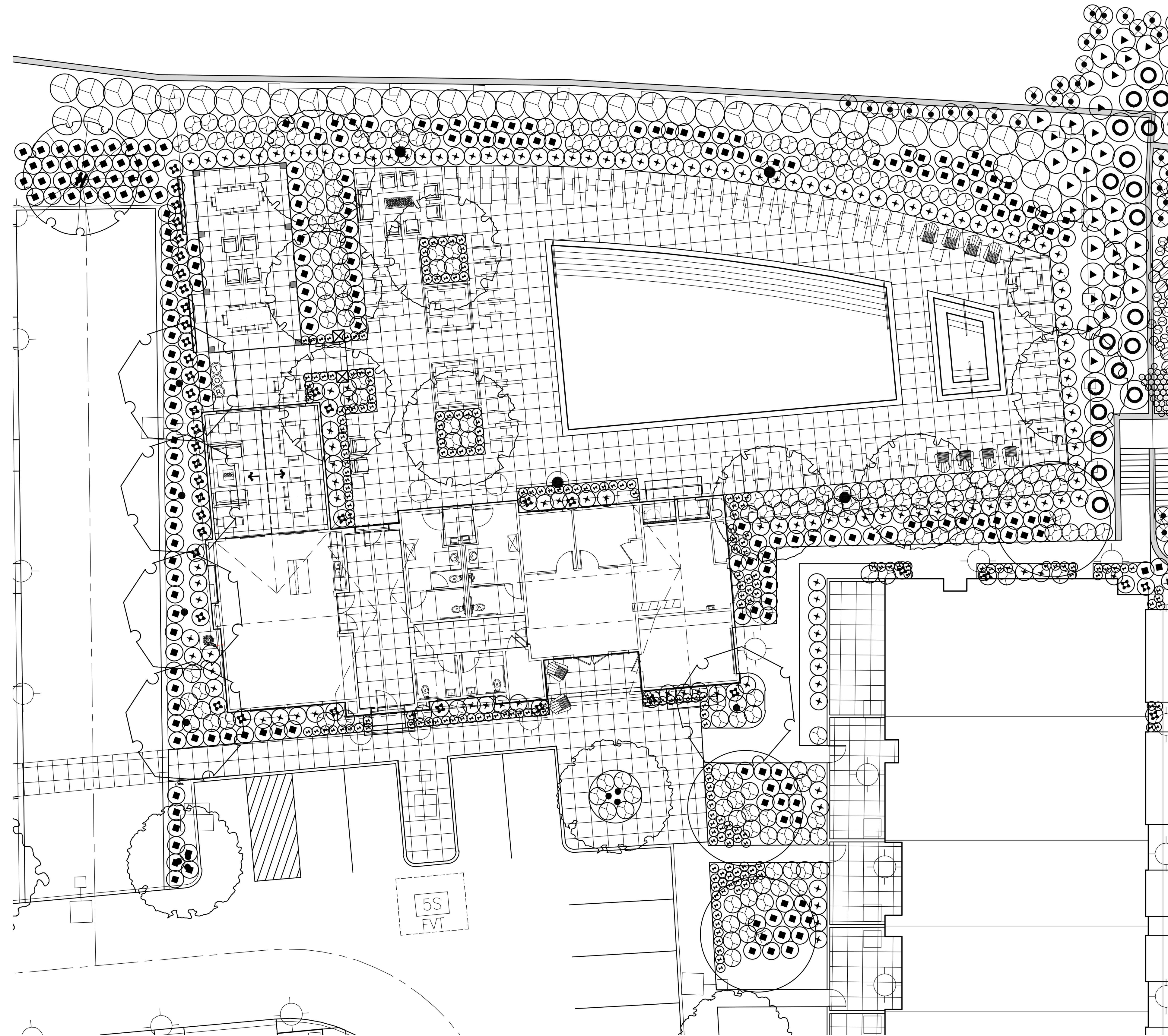
ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.

34197 COAST HWY SUITE 200

DANA POINT CA 92629

(949) 443-1446

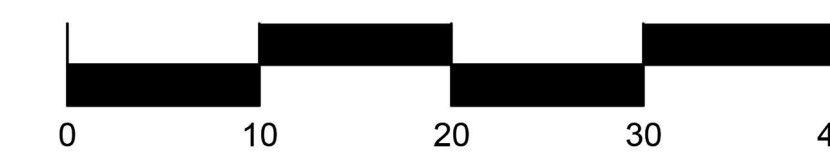


SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS QTY
COLUMNAR				
⊕	JUNIPERUS 'BLUE ARROW' BLUE ARROW JUNIPER	15 GAL.	30" O.C.	L
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY	15" GAL.	30" O.C.	M
	PITTIOSPORUM TENUIFOLIUM 'OLIVER TWIST'	15" GAL.	24" O.C.	M
	OLIVER TWIST KOHUHU PITTIOSPORUM			
FOUNDATION				
⊙	WESTRINGIA FRUTICOSA 'BLUE GEM' BLUE GEM COAST ROSEMARY	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 TEXAS SAGE	5 GAL.	36" O.C.	L
FOUNDATION ACCENT				
⊗	WESTRINGIA FRUTICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL.	30" O.C.	L
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	L
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	ELFIN KOHUHU PITTIOSPORUM	5 GAL.	36" O.C.	L
	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				
⊗	CHONDRPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	36" O.C.	L
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	PHORMIUM 'CREAM DELIGHT' CREAM DELIGHT FLAX	5 GAL.	36" O.C.	M
GC				
⊕	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL.	36" O.C.	M
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GC ACCENT				
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	AGAPANTHUS 'PETER PAN' QUEEN VICTORIA AGAVE	1 GAL.	18" O.C.	M
	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 BERKELEY SEDGE	1 GAL.	24" O.C.	M

LAUREL RANCH | Preliminary Landscape Plan / Rec Center Shrub Plan

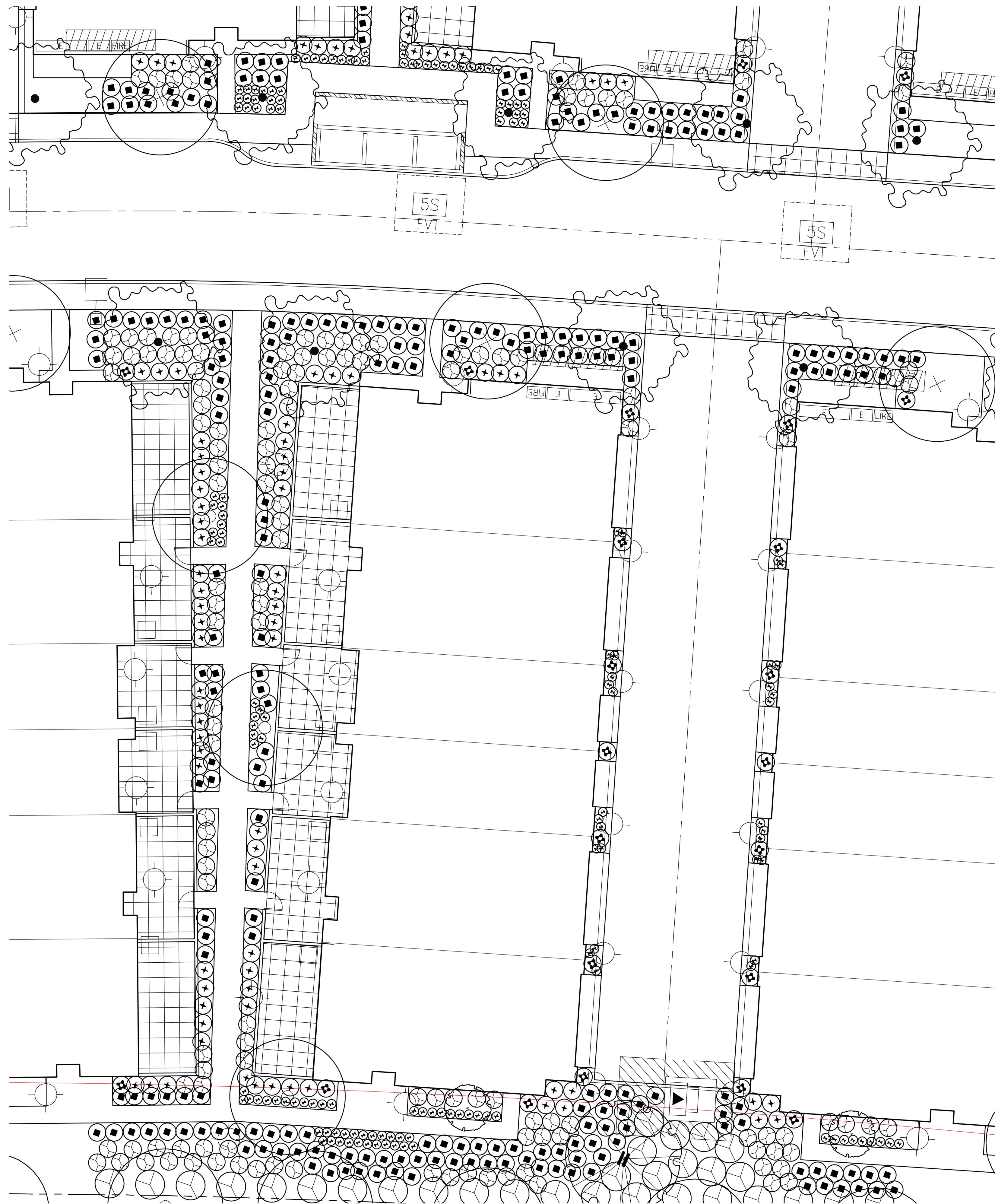


SCALE: 1" = 10' - 0"



ENVIRONMENTAL DESIGN

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34197 COAST HWY SUITE 200
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(949) 443-1446

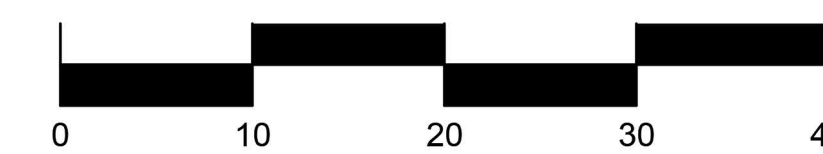


SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS QTY
COLUMNAR				
⊕	JUNIPERUS 'BLUE ARROW' BLUE ARROW JUNIPER	15 GAL.	30" O.C. L	
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	PITTIOSPORUM TENUIFOLIUM 'OLIVER TWIST'	15 GAL.	24" O.C. M	
	OLIVER TWIST KOHUHU PITTIOSPORUM			
FOUNDATION				
⊙	WESTRINGIA FRUTICOSA 'BLUE GEM' BLUE GEM COAST ROSEMARY	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	
	LEUCOPHYLLUM LANGMANIAE LONG LEAF WAX FLOWER	5 GAL.	48" O.C. M	
	LYNNE LOWERY'S RAIN SAGE LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	36" O.C. L	
FOUNDATION ACCENT				
⊗	WESTRINGIA FRUTICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL.	30" O.C. L	
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	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				
⊗	CHONDRPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	36" O.C. L	
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL.	30" O.C. M	
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	PHORMIUM 'CREAM DELIGHT' CREAM DELIGHT FLAX	5 GAL.	36" O.C. M	
GC				
⊕	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL.	36" O.C. M	
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	36" O.C. M	
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	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C. M	

LAUREL RANCH | Preliminary Landscape Plan / TYP Neighborhood Shrub Plan

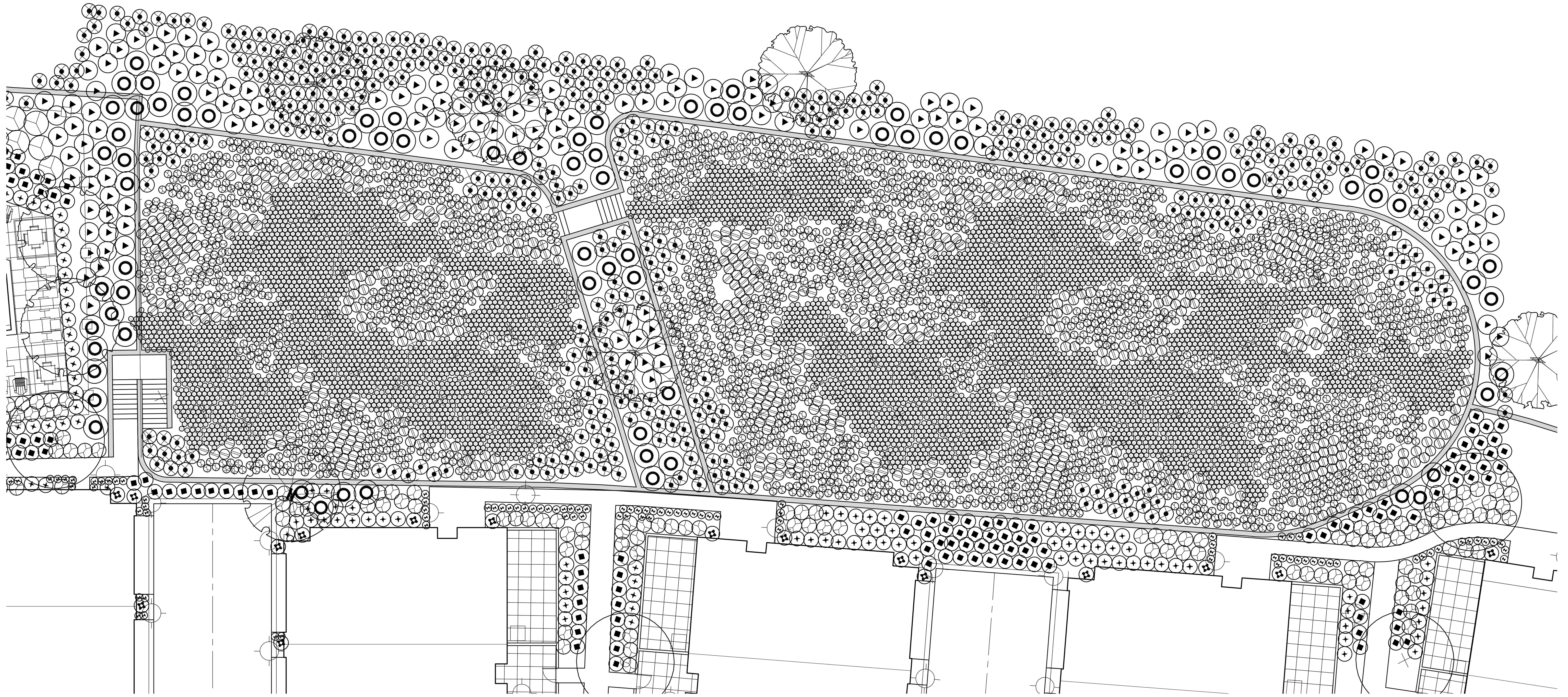


SCALE: 1" = 10' - 0"



ENVIRONMENTAL DESIGN

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SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS QTY
COLUMNAR				
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	LONG-LEAF WAX FLOWER LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY	5 GAL	48" O.C.	M
	LYNN LOWERY'S RAIN SAGE LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	36" O.C.	L
FOUNDATION ACCENT				
⊗	3-4' WESTRINGIA FRUTICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL	30" O.C.	L
	RHAPHOILEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 GAL	36" O.C.	L
	PITTIOSPORUM TENUIFOLIUM 'ELFIN' PP#21822	5 GAL	24" O.C.	M
	ELFIN KOHUHU PITTIOSPORUM COLEONEMA PULCHELLUM 'SUNSET GOLD'	5 GAL	36" O.C.	L
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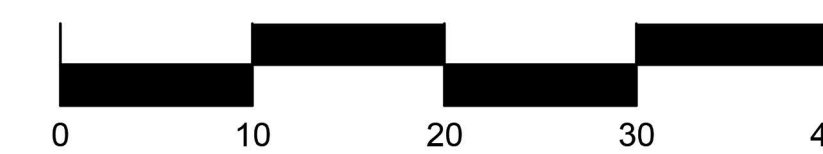
LAUREL RANCH | Preliminary Landscape Plan / TYP Detention Basin Shrub Plan

Brightsky Residential | Antioch, CA | June 01, 2023

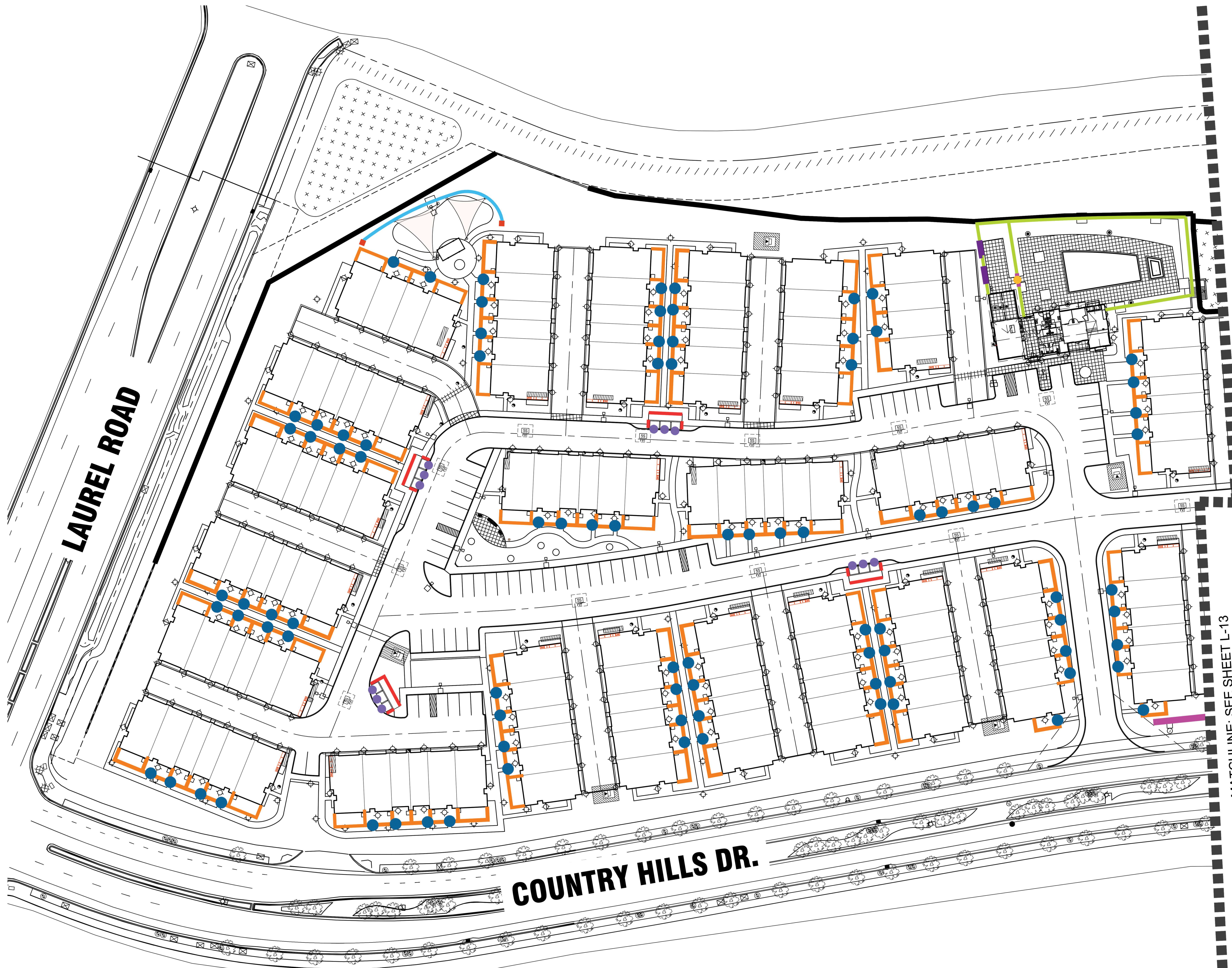
APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-16

















SCALE: 1" = 10' - 0"



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ENVIRONMENTAL DESIGN
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34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



WALL AND FENCE LEGEND:

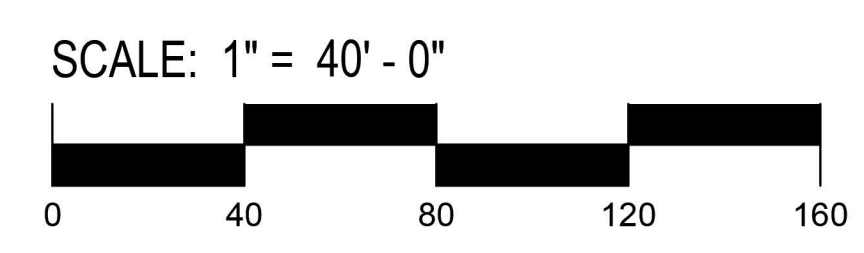
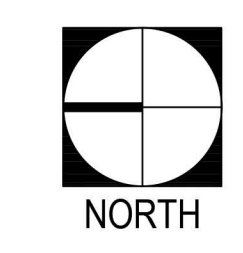
-  2' TO 10' HIGH RETAINING WALLS PER CIVIL ENGINEER
-  6'-0" HIGH SOLID MASONRY ENTRY WALL W/ STONE FINISH
-  42" CMU PATIO WALL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
-  5'-6" HIGH TUBULAR STEEL POOL VIEW FENCE
-  5'-6" LEGI DOG PARK FENCE
-  42" HIGH TOT LOT SAFETY ENCLOSURE FENCE
-  5' HIGH WALL @ POOL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
-  6' HIGH TRASH ENCLOSURE WALL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
-  6' HIGH TRASH ENCLOSURE GATE
-  5'-6" LEGI DOG PARK GATE
-  5'-6" VINYL PATIO GATE
-  5'-6" HIGH TUBULAR STEEL POOL GATE
-  48" HIGH TOT LOT SAFETY ENCLOSURE PILASTER
-  5'-6" HIGH POOL FENCE PILASTER

MATCHLINE: SEE SHEET L-13

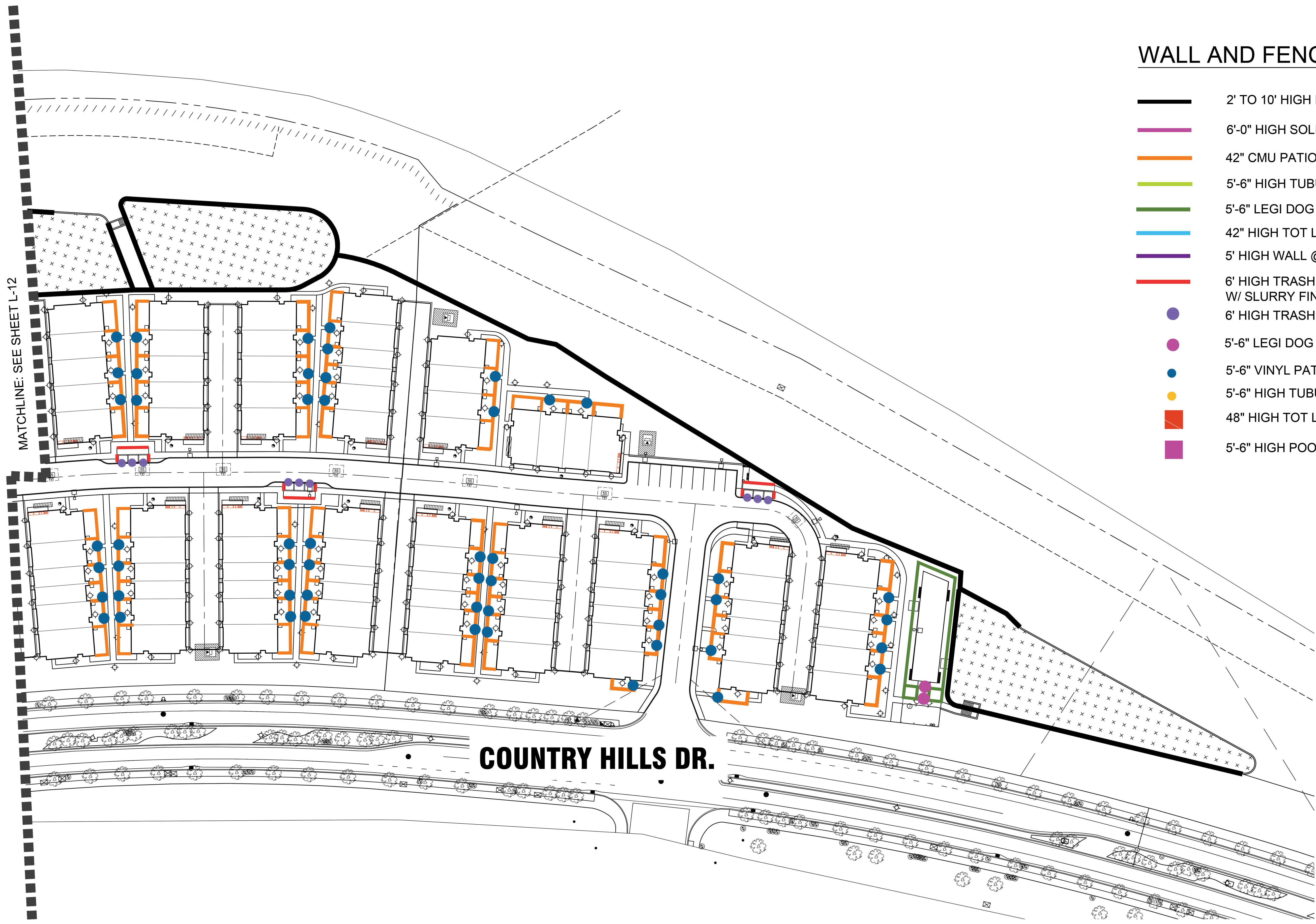
LAUREL RANCH | Preliminary Landscape Plan | WALL & FENCE PLAN

Brightsky Residential | Antioch, CA | June 01, 2023

APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. L-17



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 ENVIRONMENTAL DESIGN
 SUMMERS/MURPHY & PARTNERS, INC.
 34197 COAST HWY SUITE 200
 DANA POINT CA 92629
 (949) 443-1446



WALL AND FENCE LEGEND:

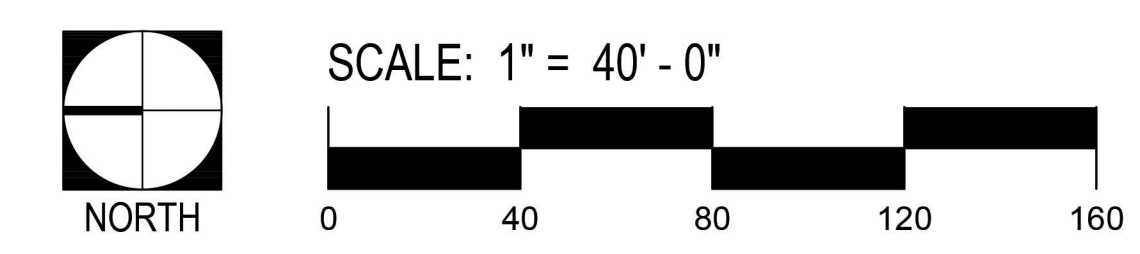
- 2' TO 10' HIGH RETAINING WALLS PER CIVIL ENGINEER
- 6'-0" HIGH SOLID MASONRY ENTRY WALL W/ STONE FINISH
- 42" CMU PATIO WALL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
- 5'-6" HIGH TUBULAR STEEL POOL VIEW FENCE
- 5'-6" LEGI DOG PARK FENCE
- 42" HIGH TOT LOT SAFETY ENCLOSURE FENCE
- 5' HIGH WALL @ POOL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
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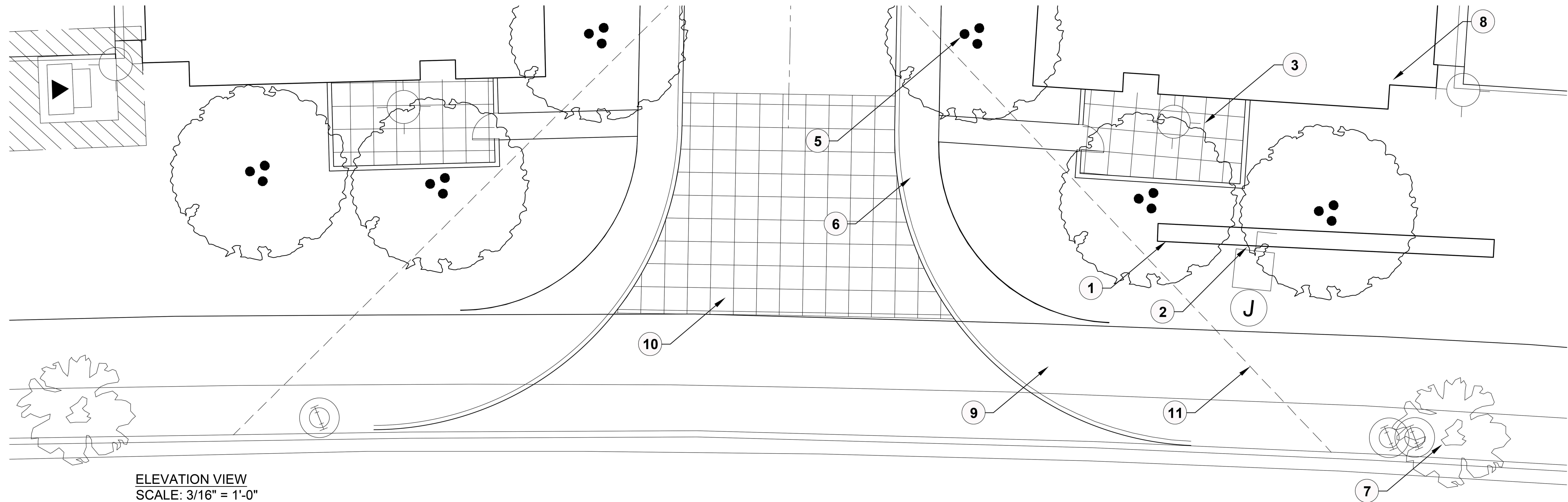
LAUREL RANCH | Preliminary Landscape Plan | WALL & FENCE PLAN

Brightsky Residential | Antioch, CA | June 01, 2023

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

L-18

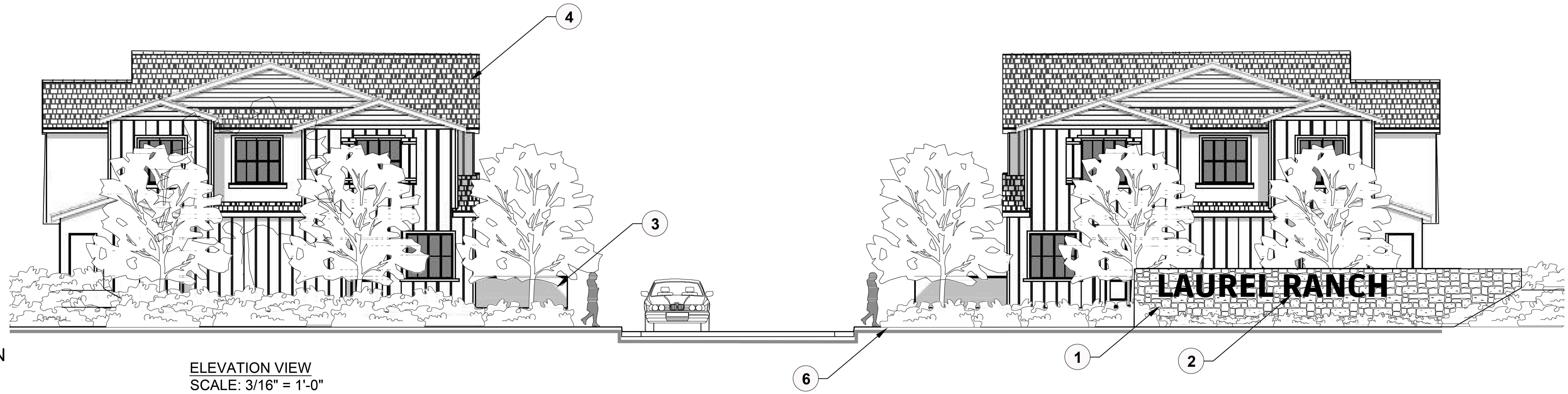




ELEVATION VIEW
SCALE: 3/16" = 1'-0"

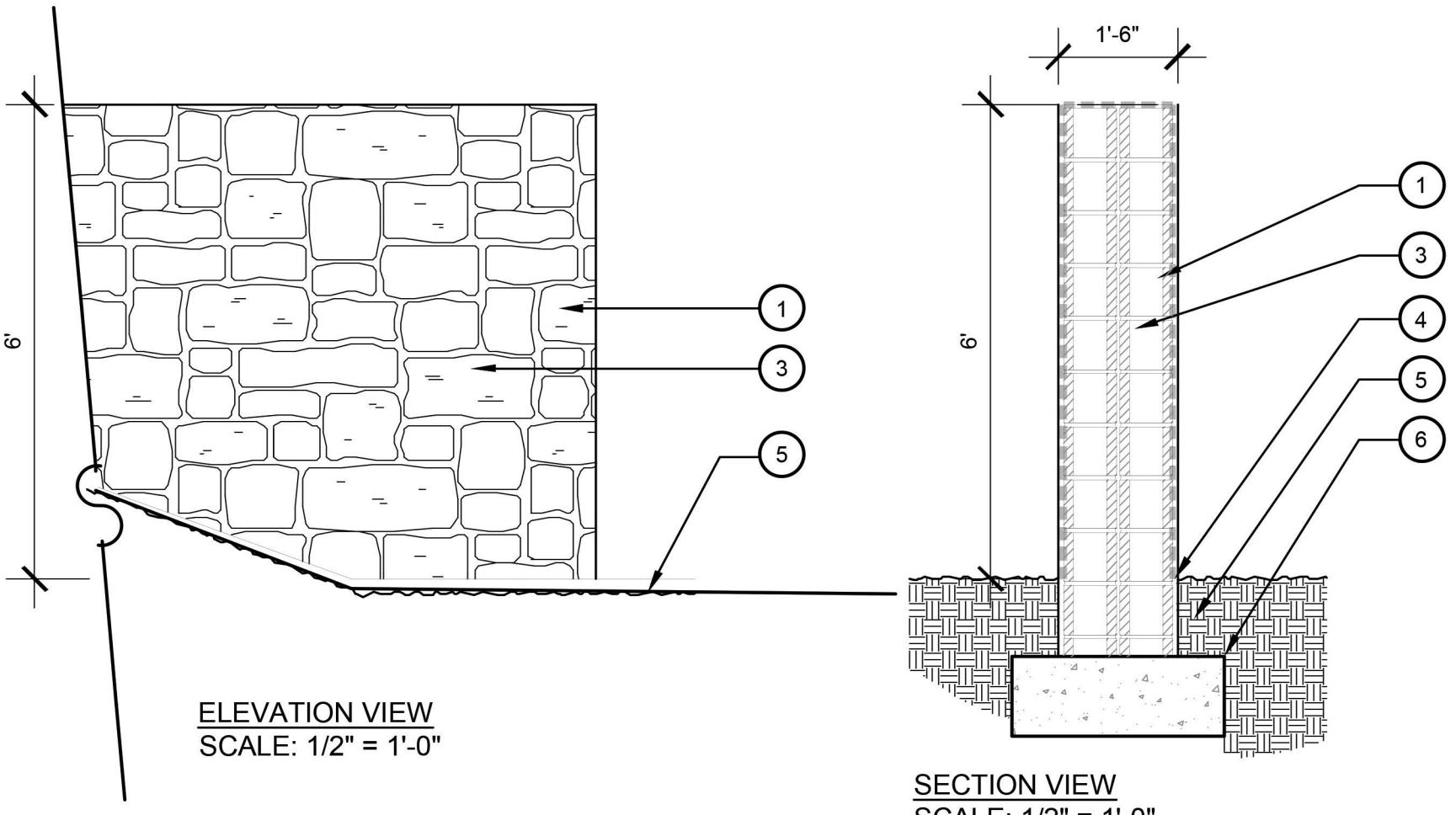
LEGEND

1. 6'-0" TALL MASONRY WALL W/STONE FINISH
2. PROJECT SIGNAGE W/SIGN LETTER WILL BE INNER ILLUMINATIVE OR UP LIT.
3. UNIT PATIO
4. APARTMENT BUILDING SIDE ELEVATION
5. ENTRY ACCENT TREES
6. WALKWAY
7. EXISTING STREET TREES(NOT A PART)
8. APARTMENT BUILDING PLAN
9. EXISTING SIDE WALK
10. ENTRY VEHICULAR ENHANCED CONCRETE PAVING
11. SITE VISIBILITY TRIANGLE



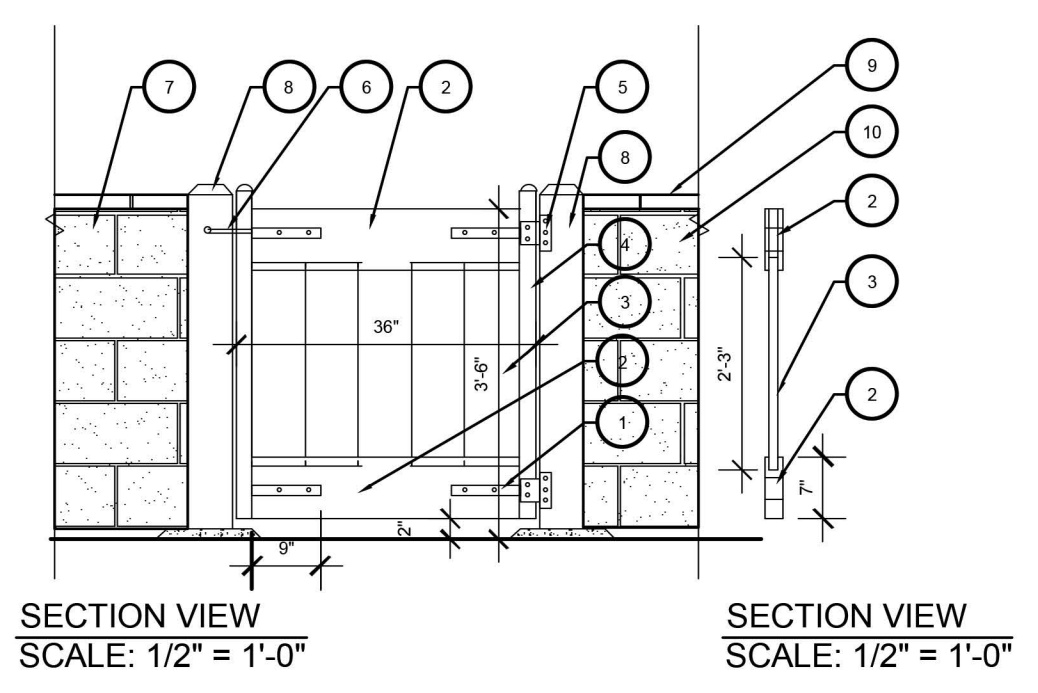
ELEVATION VIEW
SCALE: 3/16" = 1'-0"

LAUREL RANCH | Preliminary Imagery | Main Entry Elevation



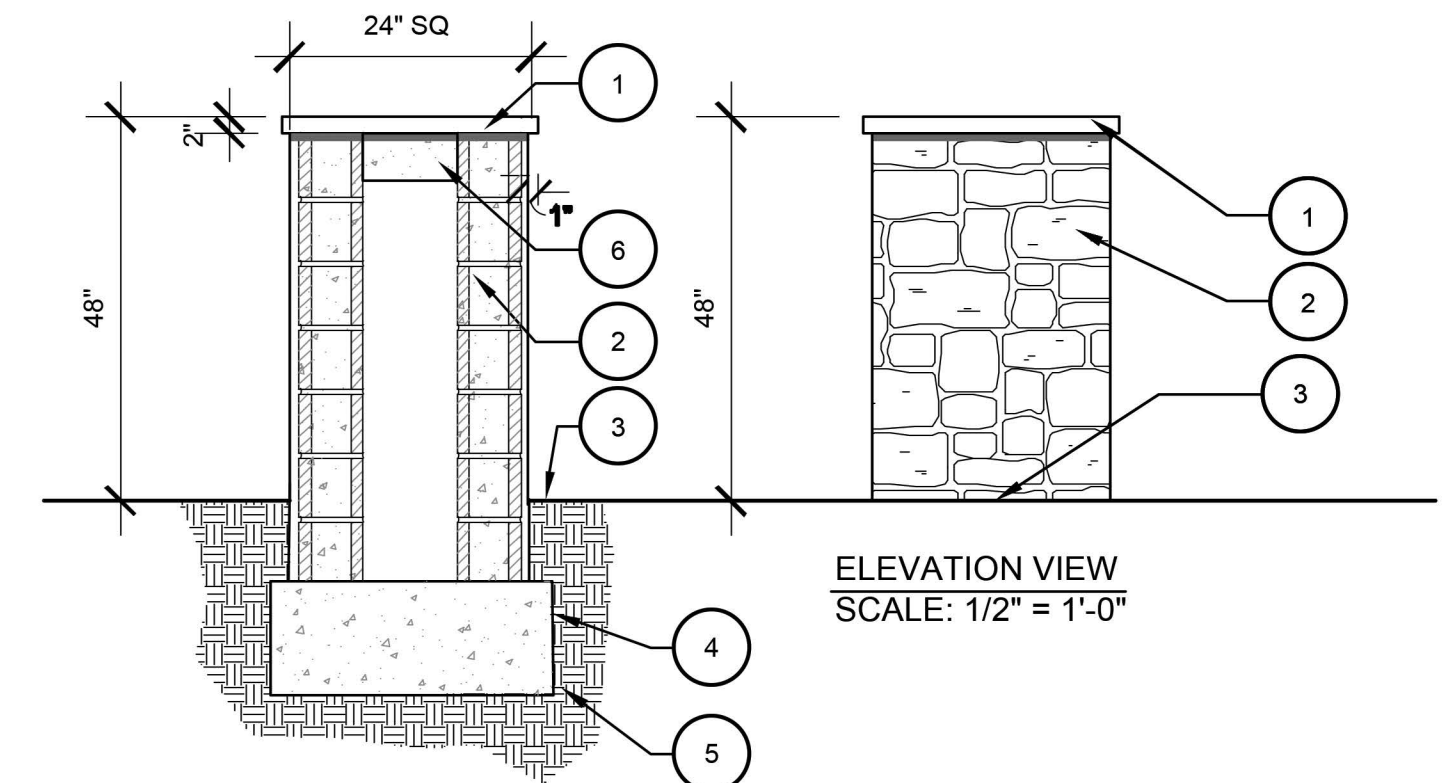
LEGEND

- STONE VENEER RAP AROUND CAP AND ENDS.
- NOT USED
- 8"x8"x16" CMU BLOCK -GROUT FILL SOLID ALL VOIDS
- FINISH GRADE, TYP.
- COMPACTED SUB-GRADE
- CONCRETE FOOTING



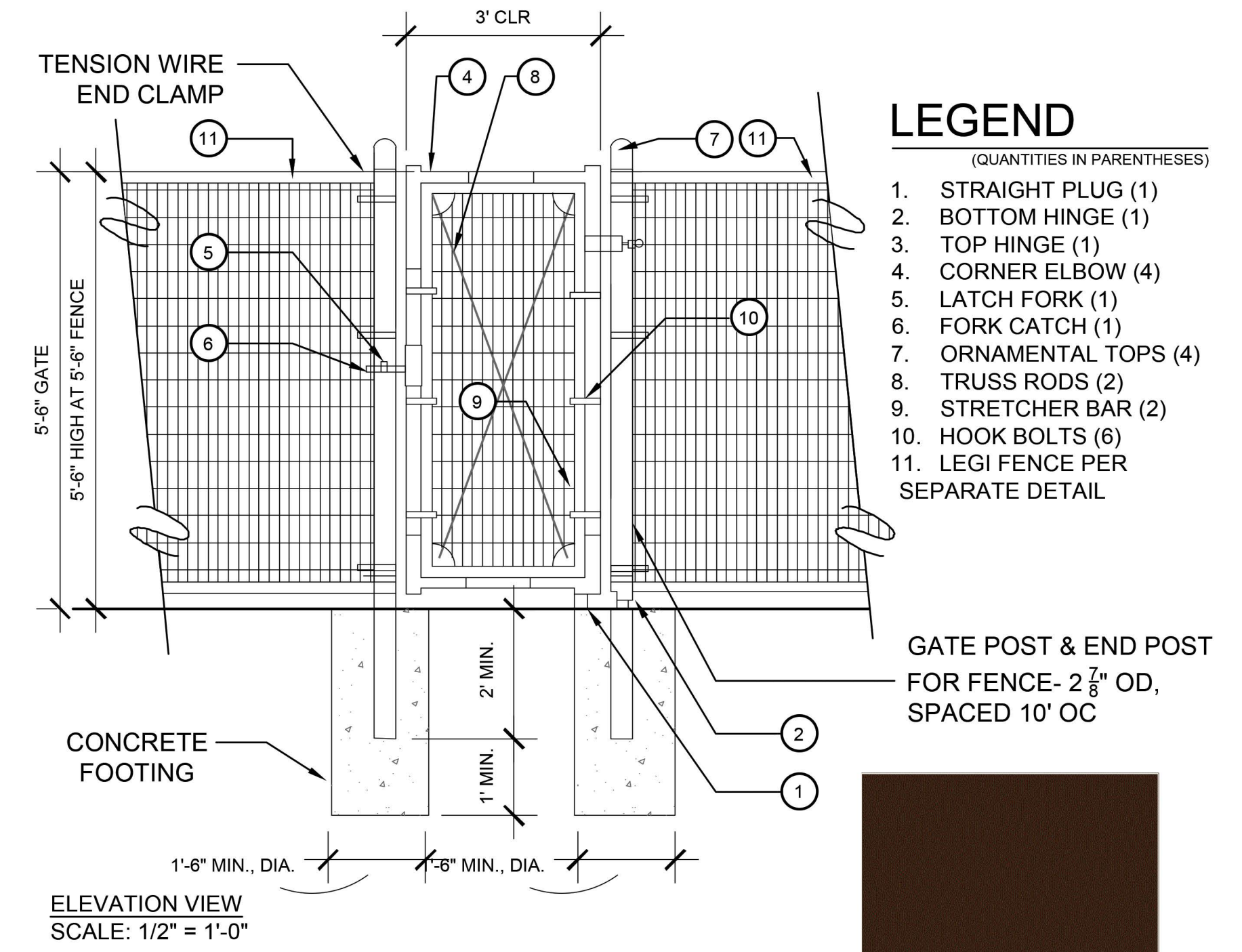
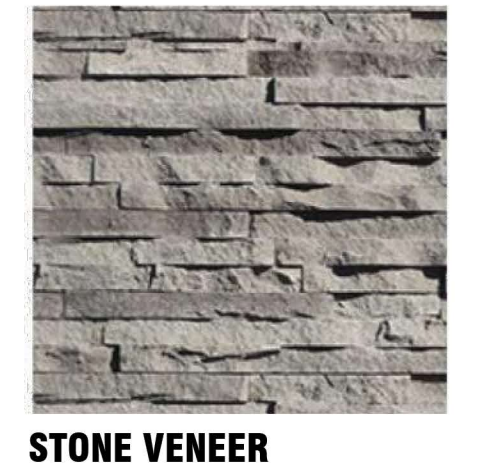
LEGEND

- SQ MERAL INSERT WELDED TO UPRIGHT AND TEX SCREWED AT RAILS
- 2"x 7" OR 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS-
- 1"x 6" T&G PVC BOARD
- 2" 16GA PREGALV POWDER COATED UPRIGHT OR 2"x6" PVC UPRIGHT
- T-HINGE
- LATCH
- ADJACENT VINYL FENCING
- 5"x 5" VINYL POST W/ DOMED CAP
- CMU CONCRETE WALL CAP
- 6X6X16 CMU BLOCK WALL WITH SLUMP FINISH



LEGEND

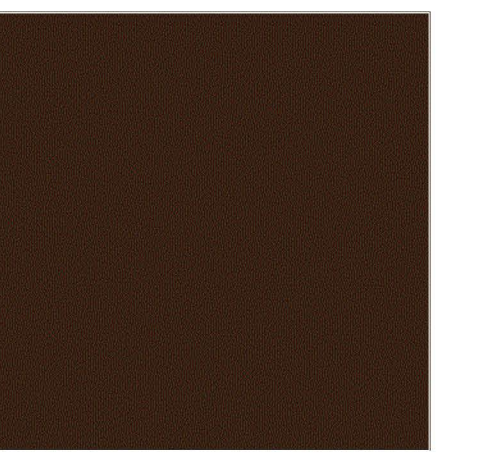
- 2" PRECAST CONCRETE WALL CAP
- ENHANCED SOLID MASONRY PILASTER
- FINISH GRADE
- CONCRETE FOOTING
- COMPACT SUBGRADE
- PIP CONCRETE CAP SUPPORT BLOCK



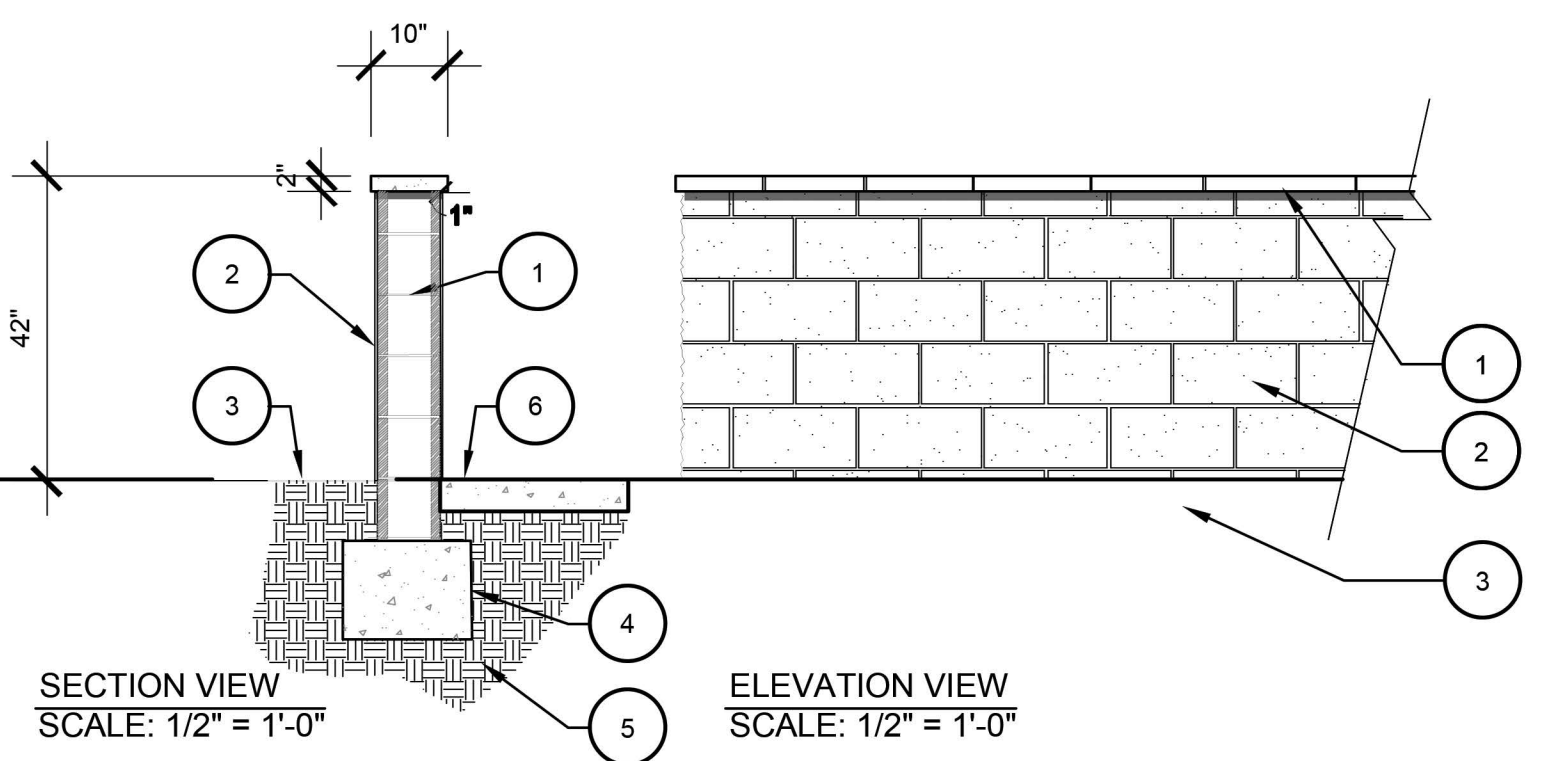
LEGEND

- (QUANTITIES IN PARENTHESES)
- STRAIGHT PLUG (1)
 - BOTTOM HINGE (1)
 - TOP HINGE (1)
 - CORNER ELBOW (4)
 - LATCH FORK (1)
 - FORK CATCH (1)
 - ORNAMENTAL TOPS (4)
 - TRUSS RODS (2)
 - STRETCHER BAR (2)
 - HOOK BOLTS (6)
 - LEGI FENCE PER SEPARATE DETAIL

GATE POST & END POST FOR FENCE- 2 1/2" OD, SPACED 10' OC



ENTRY MONUMENT SOLID MASONRY WALL W/ STONE FINISH
SCALE: 1/2" = 1'-0"

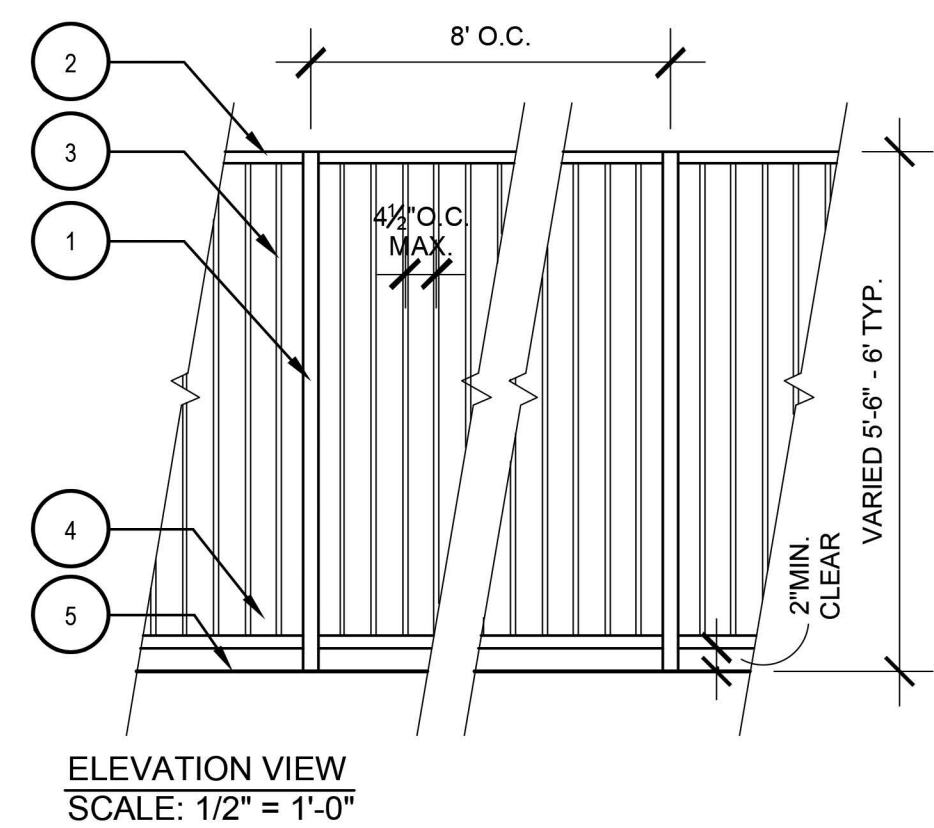


LEGEND

- CMU CONCRETE WALL CAP W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
- 6X6X16 CMU BLOCK WALL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
- FINISH GRADE
- CONCRETE FOOTING
- COMPACT SUBGRADE
- PATIO FINISH SURFACE

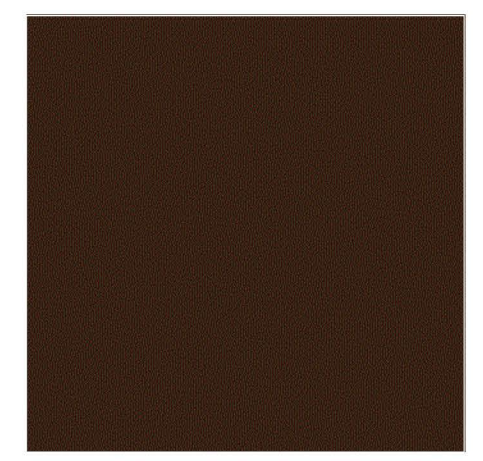


PATIO ENTRY VINYL GATE
SCALE: 1/2" = 1'-0"

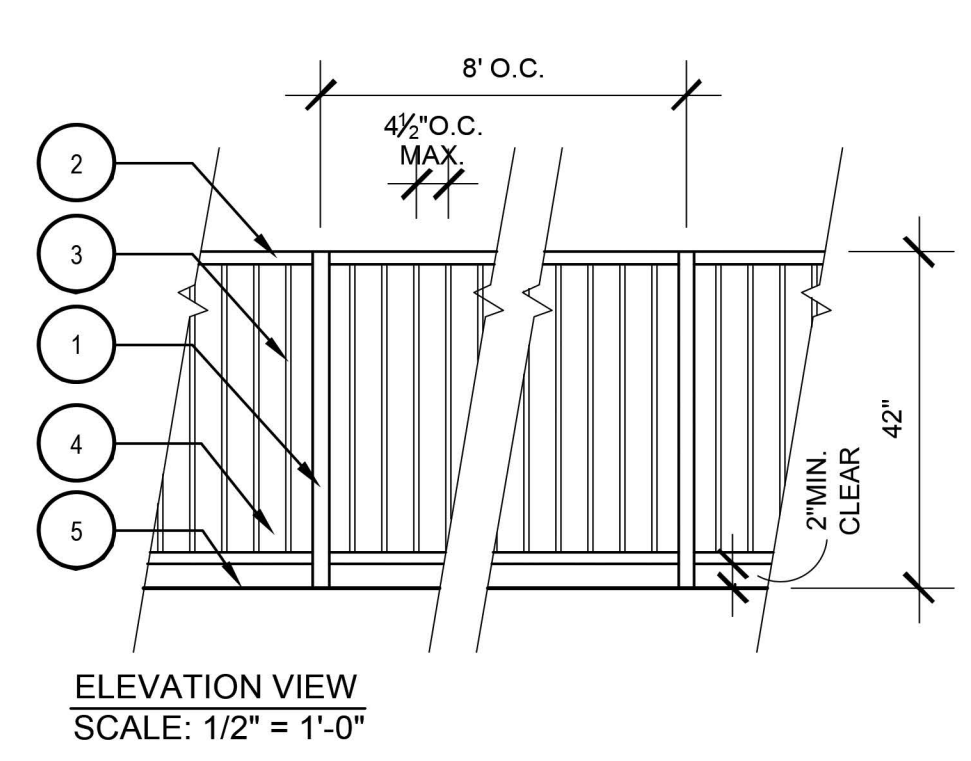


LEGEND

- 2"SQ. TUBULAR STEEL POST
- 1 1/2"SQ. TUBULAR STEEL TOP RAIL
- 3/4"SQ. TUBULAR STEEL PICKETS @ 4 1/2" MAXIMUM O.C.
- 1 1/2"SQ. TUBULAR STEEL BOTTOM RAIL
- COMPACTED SUBGRADE
- FINISH GRADE
- SINK POST INTO FOOTING
- CONCRETE FOOTING



TOT LOT ENCLOSURE FENCE PILASTER
SCALE: 1/2" = 1'-0"

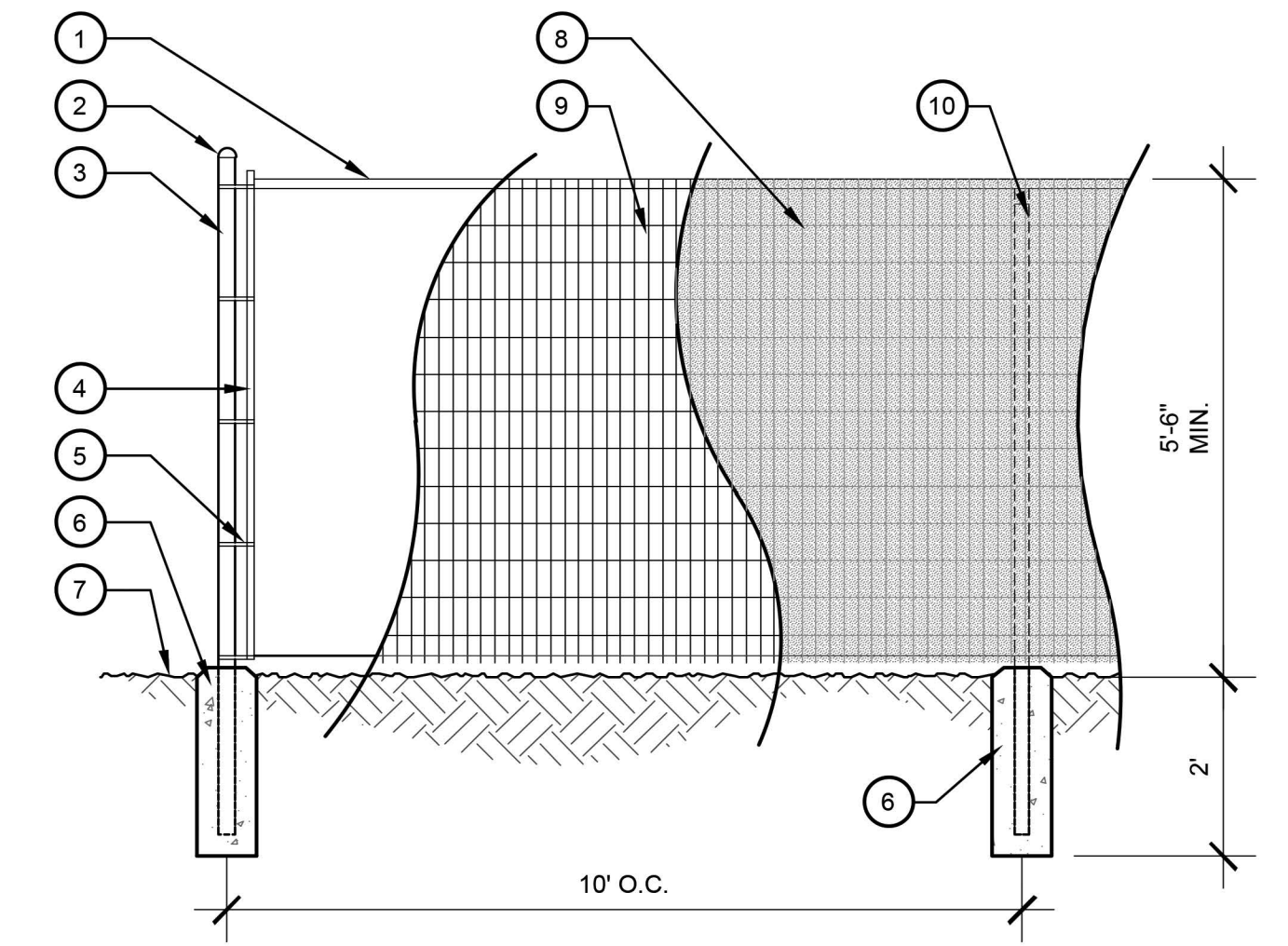


LEGEND

- 2"SQ. TUBULAR STEEL POST
- 1 1/2"SQ. TUBULAR STEEL TOP RAIL
- 3/4"SQ. TUBULAR STEEL PICKETS @ 4 1/2" MAXIMUM O.C.
- 1 1/2"SQ. TUBULAR STEEL BOTTOM RAIL
- COMPACTED SUBGRADE
- FINISH GRADE
- SINK POST INTO FOOTING
- CONCRETE FOOTING



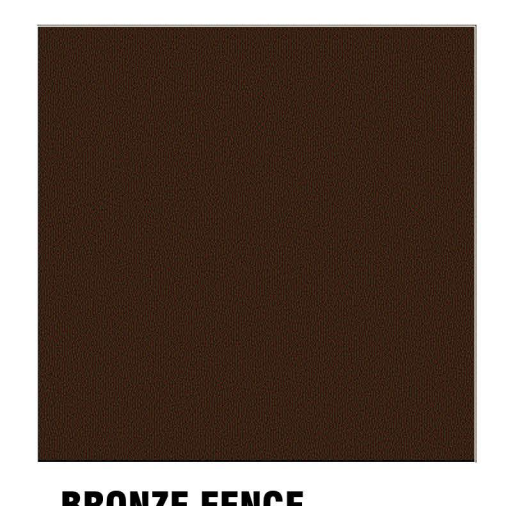
LEGI DOG PARK GATE
SCALE: 1/2" = 1'-0"



LEGEND

- 1-3/8" GALVANIZED TOP RAIL
- TERMINAL GALVANIZED DOME CAP
- 2-3/8" GALVANIZED TERMINAL POST
- GALVANIZED TENSION BAR
- GALVANIZED TENSION BAND
- 8"x24" DOMED CONCRETE FOOTING
- FINISH GRADE, TYP.
- NYLON GREEN MESH PRIVACY FABRIC, TYP.
- LEGI, TYP.
- 1-7/8" LINE POST & CAP

NOTES:
- ALL MATERIAL TO BE VINYL COATED



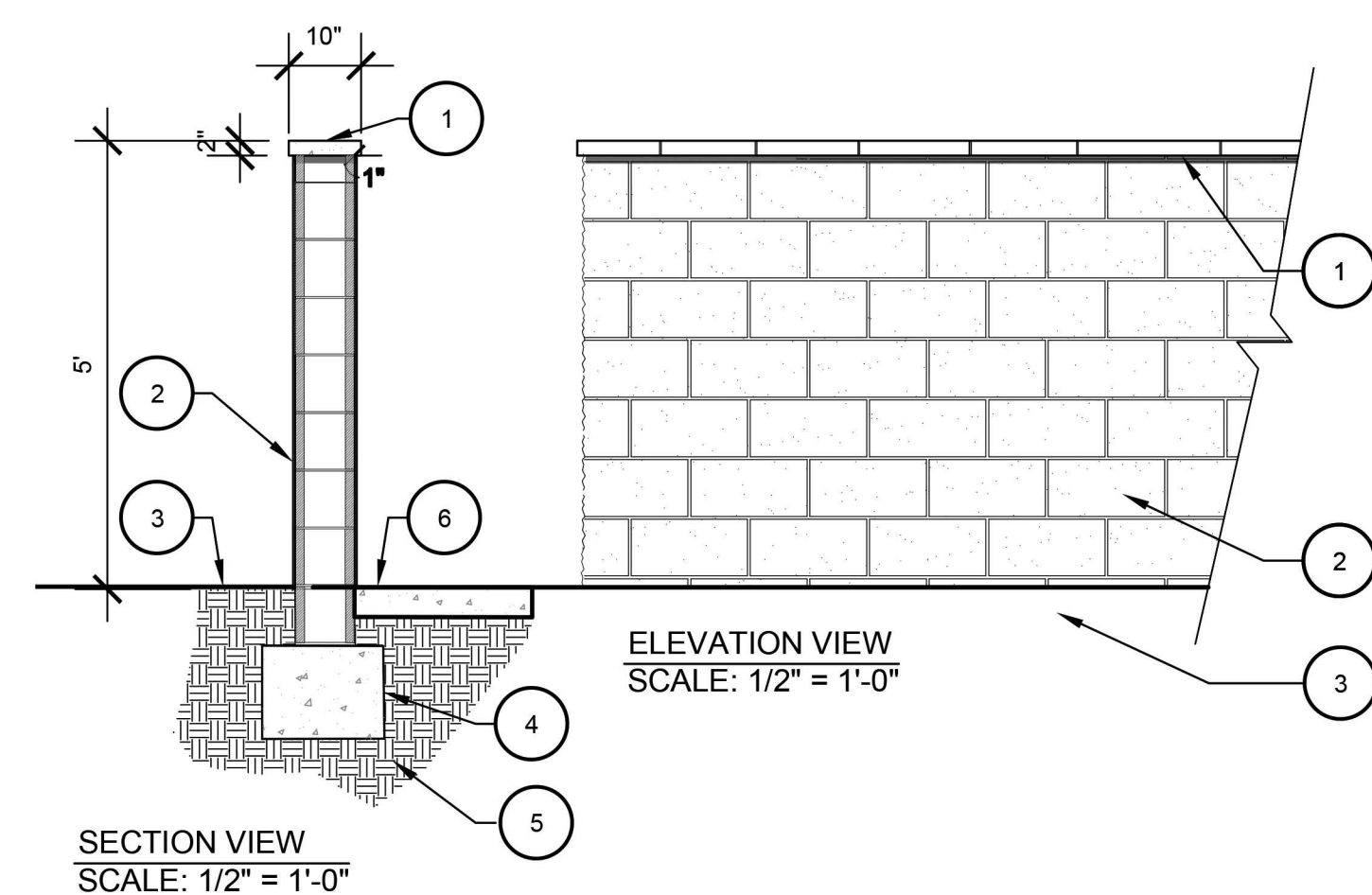
PATIO BLOCK WALL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
SCALE: 1/2" = 1'-0"

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

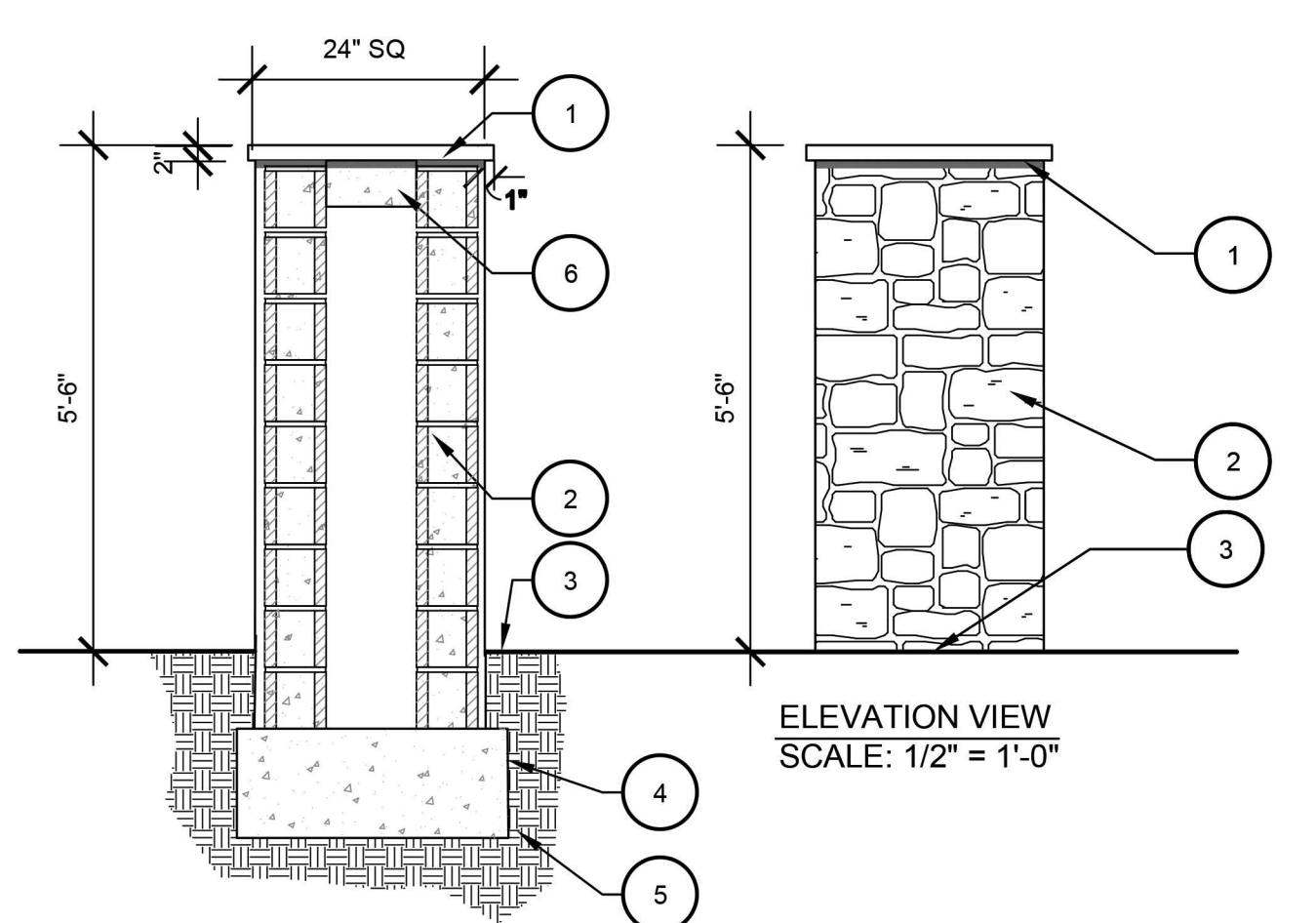
TOT LOT SAFETY ENCLOSURE FENCE
SCALE: 1/2" = 1'-0"

LEGI DOG PARK FENCE
SCALE: 1/2" = 1'-0"

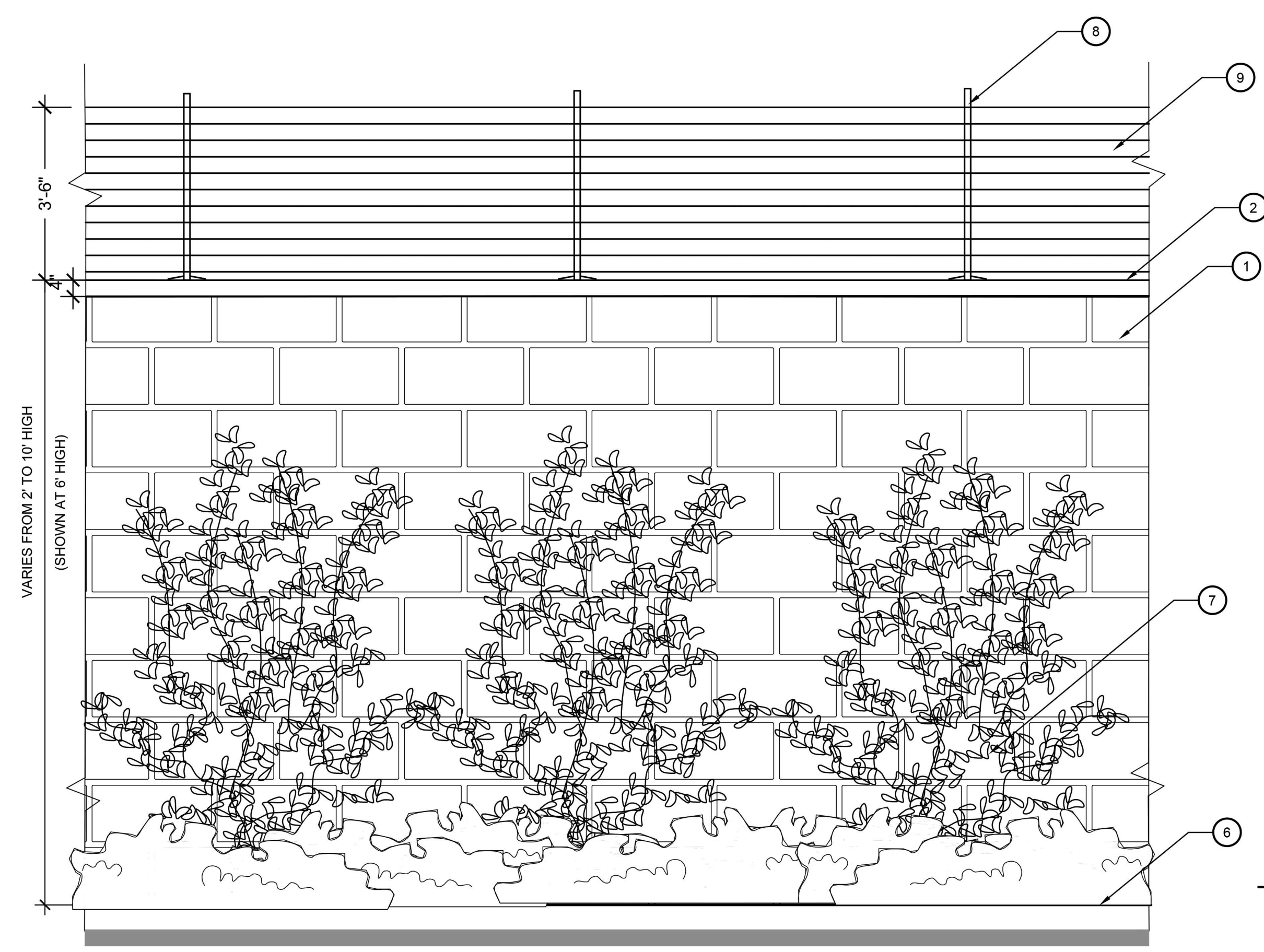
LAUREL RANCH | Preliminary Landscape Details | WALL AND FENCE DETAILS



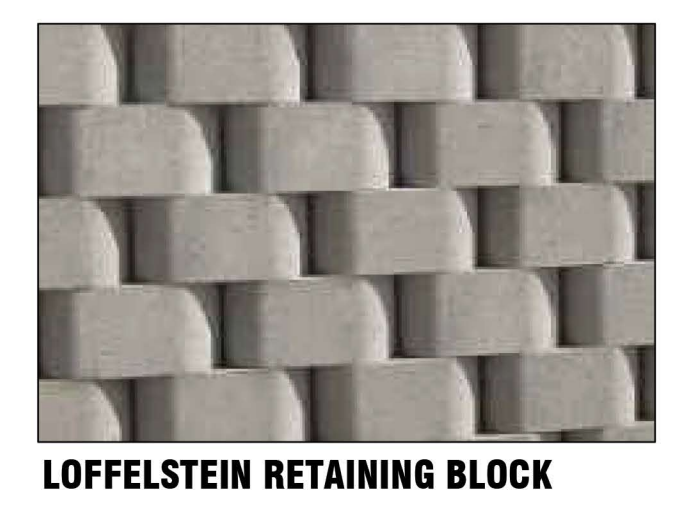
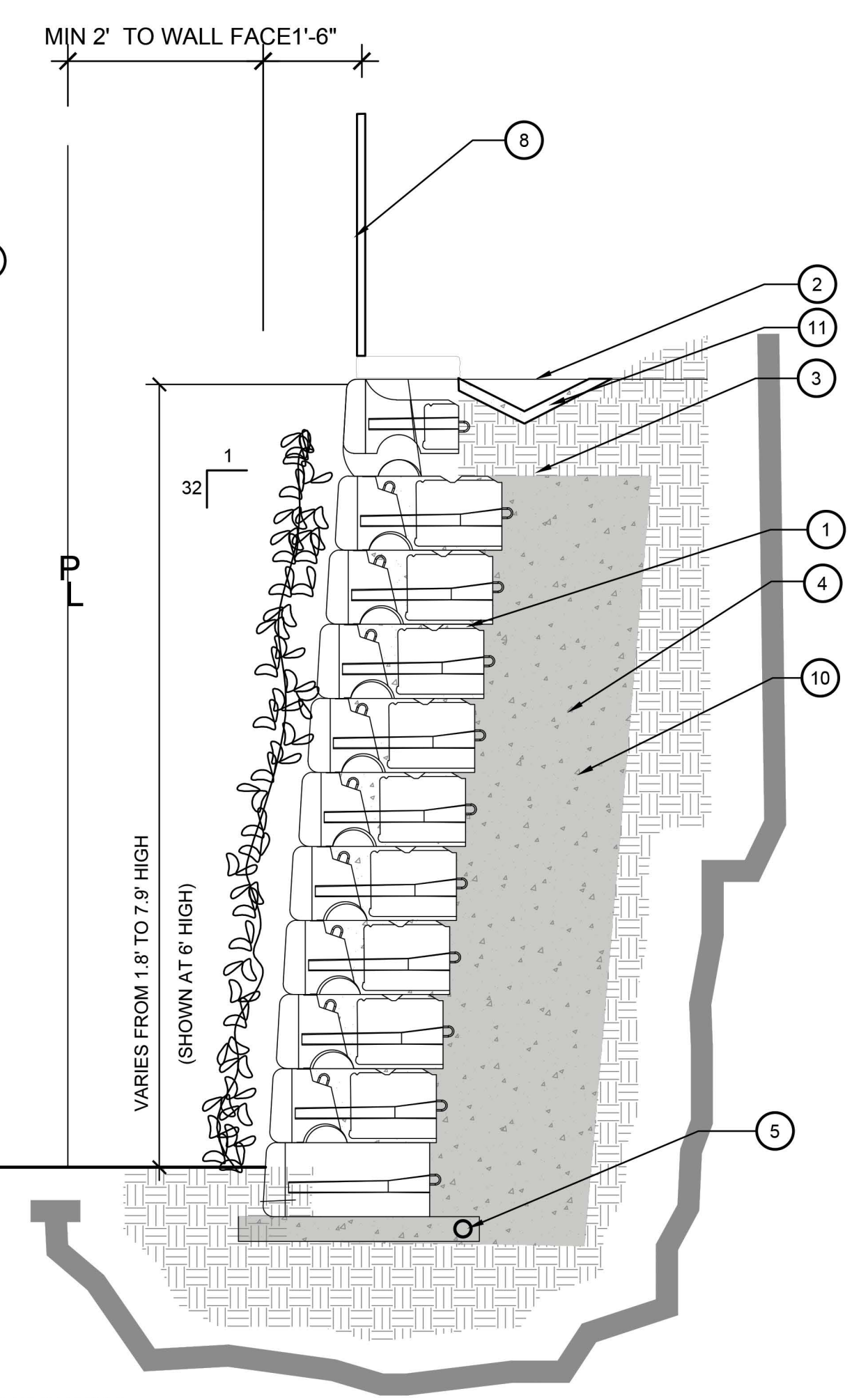
- LEGEND**
1. CMU CONCRETE WALL CAP W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
 2. 6X6X16 CMU BLOCK WALL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH
 3. FINISH GRADE
 4. CONCRETE FOOTING
 5. COMPACT SUBGRADE
 6. PATIO FINISH SURFACE



- PILASTER SECTION VIEW
SCALE: 1/2" = 1'-0"
- LEGEND**
1. 2" PRECAST CONCRETE WALL CAP
 2. ENHANCED SOLID MASONRY PILASTER
 3. FINISH GRADE
 4. CONCRETE FOOTING
 5. COMPACT SUBGRADE
 6. PIP CONCRETE CAP SUPPORT BLOCK



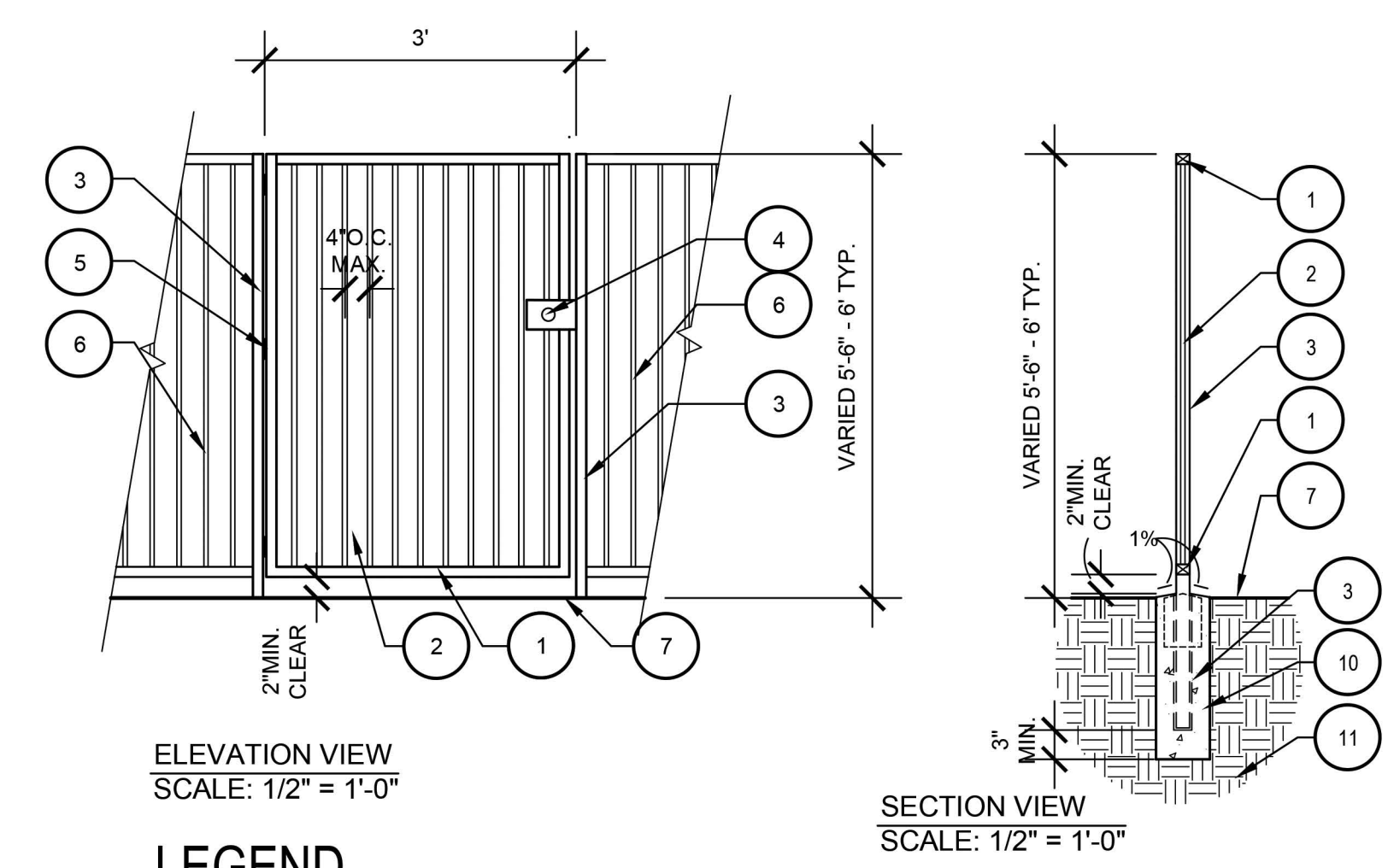
- LEGEND**
1. RETAINING CONCRETE BLOCK WALL PER CIVIL ENGINEER
 2. FINISH SURFACE PER CIVIL ENGINEER
 3. FILTER FABRIC PER CIVIL ENGINEER
 4. STRUCTURAL BACKFILL PER CIVIL ENGINEER
 5. 4" DIA DRAIN PIPE PER CIVIL ENGINEER
 6. FINISH GRADE PER CIVIL ENGINEER
 7. VINES PLANTED AT BOTTOM OF WALL TO SOFTEN WALL
 8. 2" SQ. TUBULAR STEEL POSTS @ 8' O.C. - PER CIVIL ENGINEER
 9. 3/8" SQ. STEEL PICKETS @ 4-1/2" O.C. - PER CIVIL ENGINEER PLANS
 10. ANCHORPLEX SYSTEM
 11. 2" WIDE CONCRETE DRAINAGE SWALE



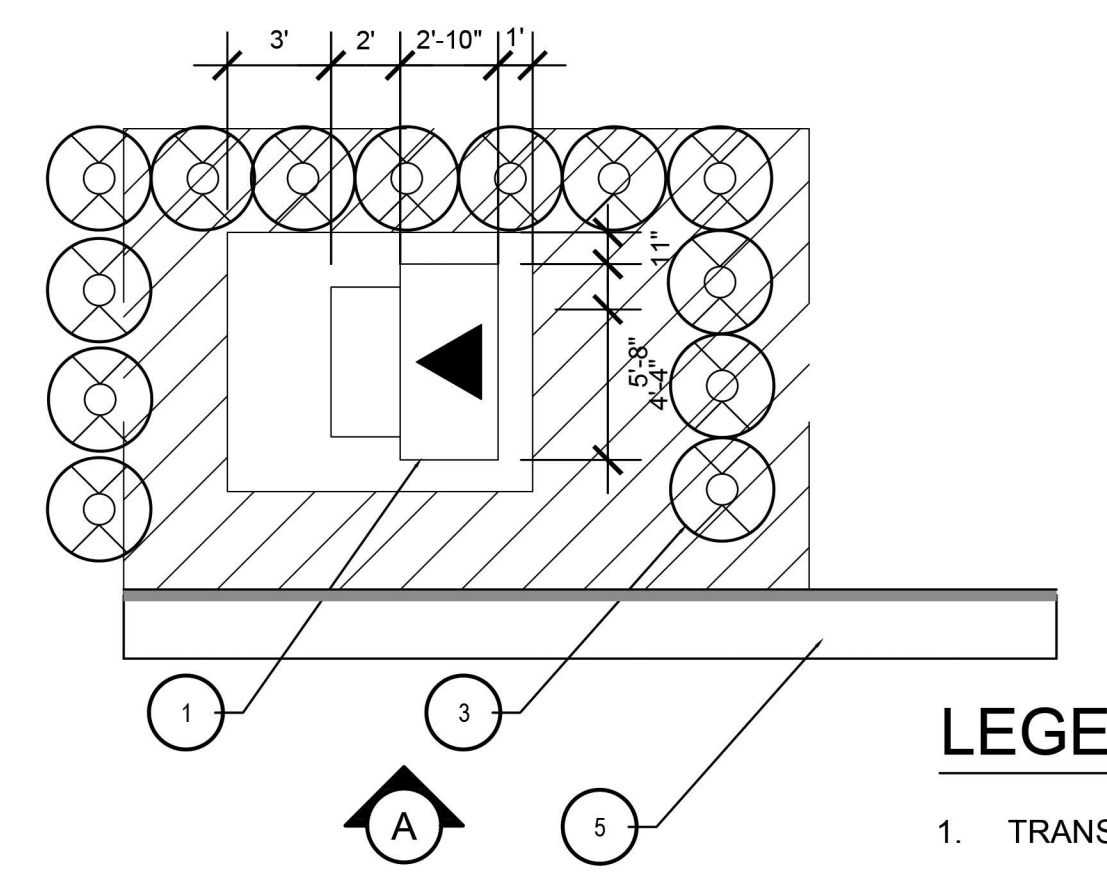
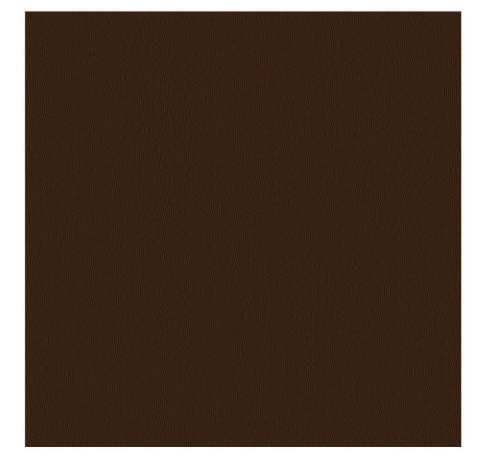
5' HIGH WALL @ POOL W/MISSION SLUMP BLOCK W/ SLURRY FINISH
ELEVATION VIEW
SCALE: 1/2" = 1'-0"

5'-6" HIGH POOL FENCE PILASTER
ELEVATION VIEW
SCALE: 1/2" = 1'-0"

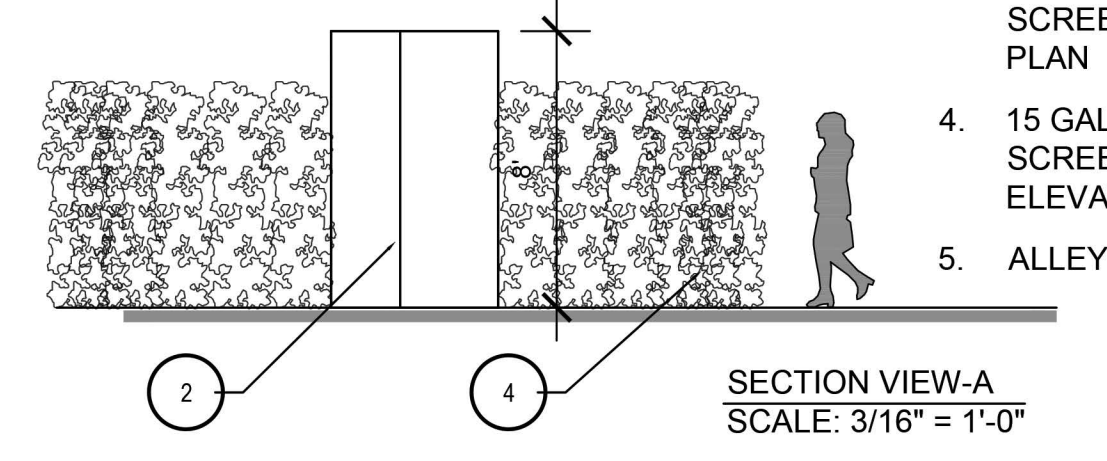
2' TO 10' RETAINING WALL ON LAUREL ROAD PER CIVIL ENGINEER
ELEVATION VIEW
SCALE: 1/2" = 1'-0"



- LEGEND**
1. 1-1/2" x 2" x 16 GA. METALIZED TUBULAR STEEL GATE FRAME.
 2. 3/4" SQ. x 16 GA. METALIZED TUBULAR STEEL PICKETS EQUALLY SPACED AT 4" MAXIMUM ON CENTER.
 3. 2" SQ GATE POST
 4. LOCKABLE HANDLE / LATCH
 5. SELF CLOSING GATE HINGES
 6. WALL / FENCING
 7. FINISH GRADE
 8. PRECAST CONCRETE WALL CAP- REFER TO FINISH SCHEDULE
 9. 8X8X16 ONE SIDED SPLIT FACE BLOCK- REFER TO FINISH SCHEDULE
 10. CONCRETE FOOTING
 11. COMPACTED SUBGRADE



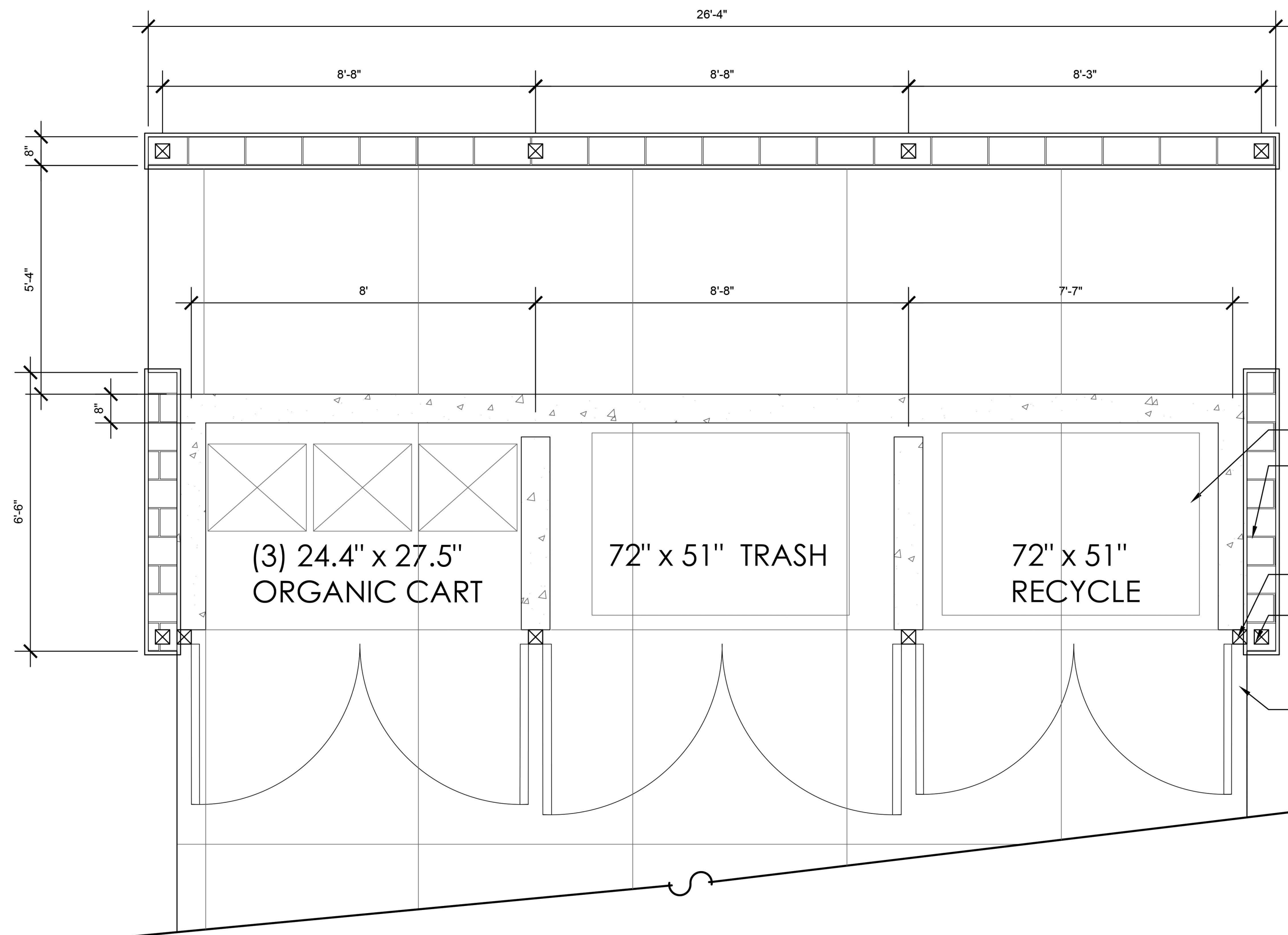
- LEGEND**
1. TRANSFORMER ON PLAN
 2. TRANSFORMER ON ELEVATION
 3. 15 GAL COLUMNAR SCREENING SHRUBS ON PLAN
 4. 15 GAL COLUMNAR SCREENING SHRUBS ON ELEVATION
 5. ALLEY ROAD



TRANSFORMER ELEVATION W/SCREENING SHRUBS
ELEVATION VIEW
SCALE: 3/16" = 1'-0"

5'-6" HIGH TUBULAR STEEL POOL GATE
ELEVATION VIEW
SCALE: 1/2" = 1'-0"

LAUREL RANCH | Preliminary Landscape Details | WALL AND FENCE DETAILS



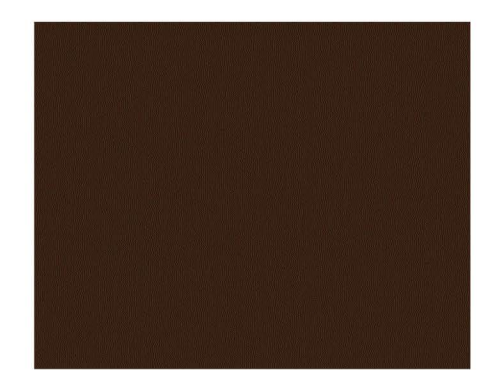
PLAN VIEW
SCALE: 1/2" = 1'-0"

LEGEND

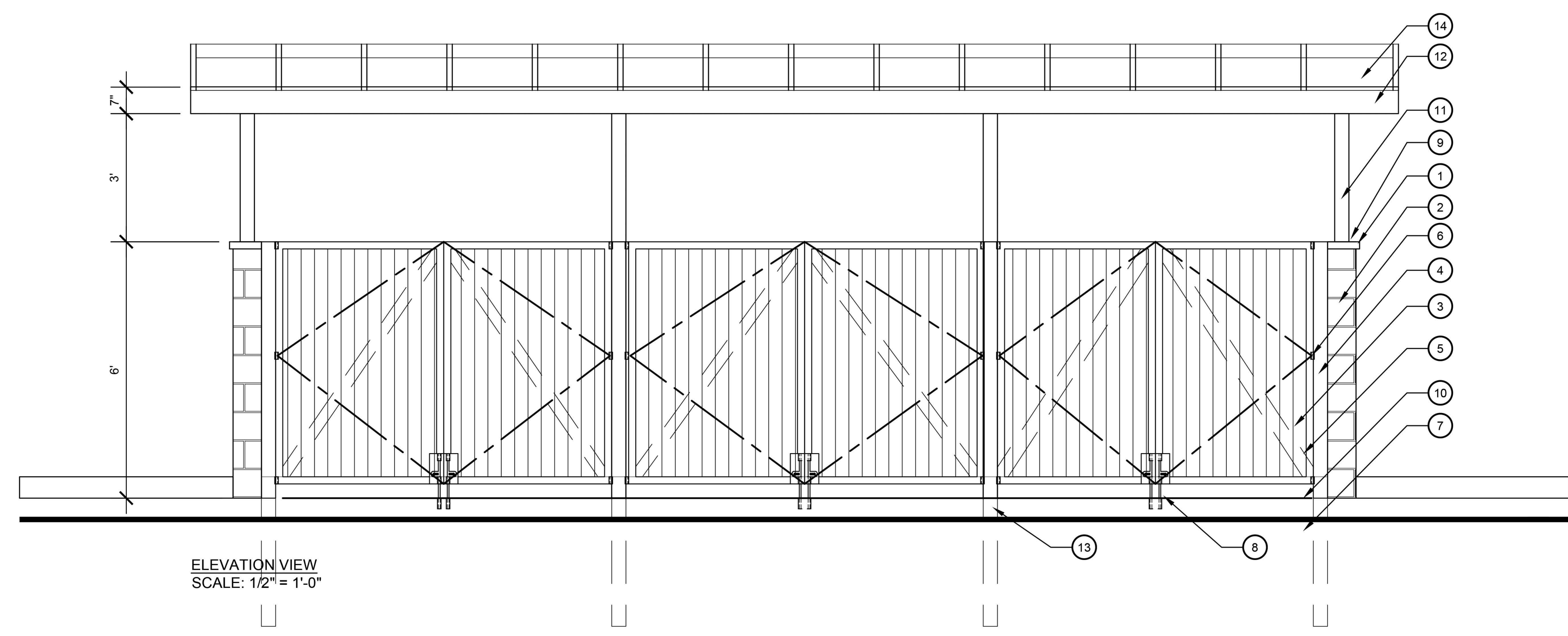
- | | |
|--|---|
| 1. CMU CONCRETE WALL CAP W/ MISSION SLUMP BLOCK W/ SLURRY FINISH | 7. SUBGRADE |
| 2. 6X6X16 CMU BLOCK WALL W/ MISSION SLUMP BLOCK W/ SLURRY FINISH | 8. HEAVY-DUTY CANE BOLT, PER SHOP DRAWINGS. |
| 3. ANGLE STEEL GATE WITH CORRUGATED METAL DECKING PANEL, PER CONTRACTOR SHOP DRAWINGS. | 9. POST |
| 4. 4"x4" STRUCTURAL STEEL POST SET IN CONCRETE FOOTING, PER SHOP DRAWINGS. | 10. 4" X 4" TUBULAR STEEL SUPPORT |
| 5. DIAGONAL BRACE BAR, PER SHOP DRAWINGS. | 11. 4" X 6" STEEL BEAM |
| 6. HEAVY-DUTY ROUND BARREL HINGE, PER SHOP DRAWINGS. | 12. 3" X 4" STEEL TRELLIS |
| | 13. CONCRETE FOOTING |
| | 14. SOLID STEEL ROOF |
| | 15. TRASH CONTAINER: TRASH/REFUSE, RECYCLING, ORGANIC SIGNAGE PER SHOP DRAWINGS |
| | 16. CONCRETE PAD |



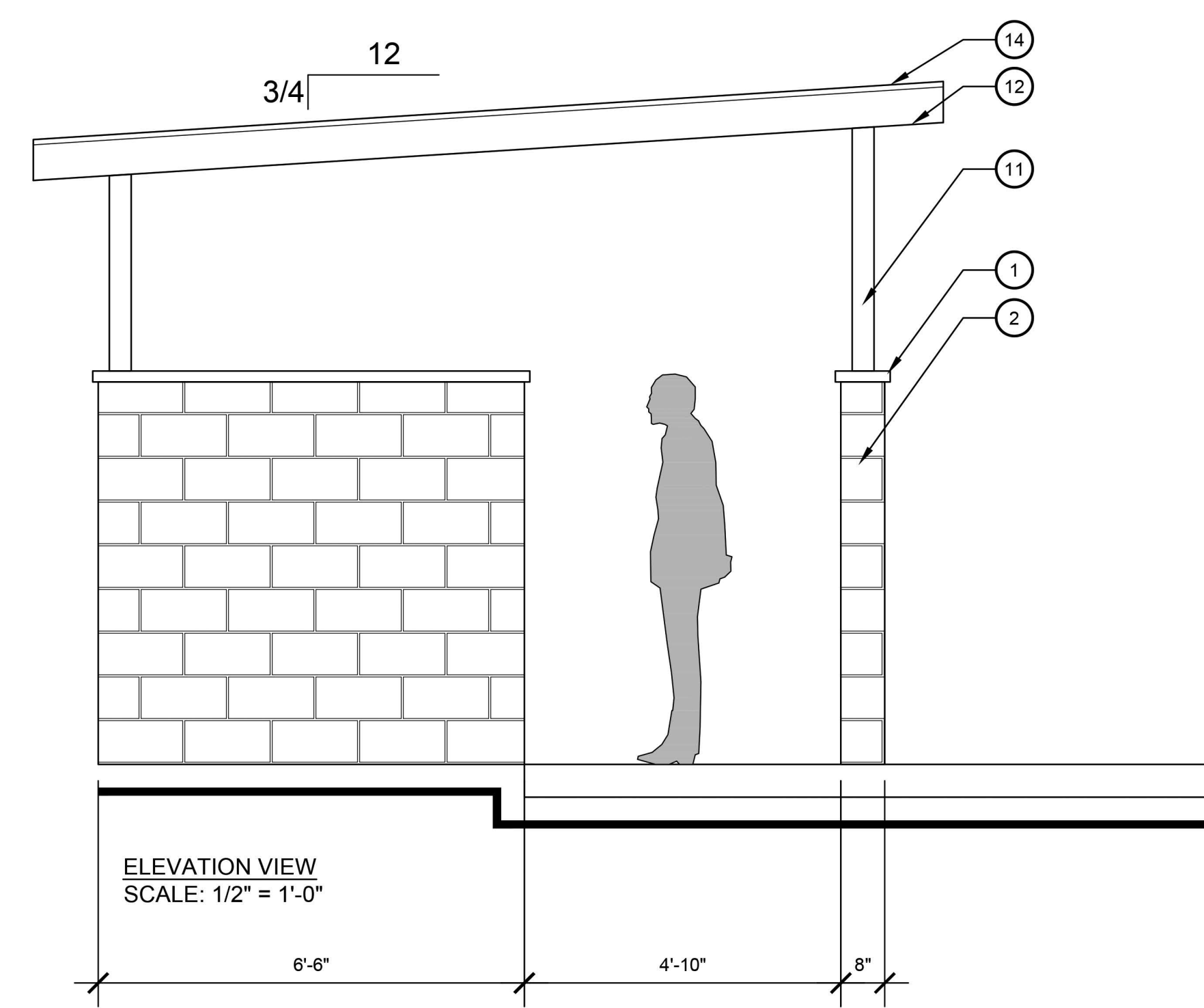
MISSION SLUMP BLOCK W/ SLURRY FINISH



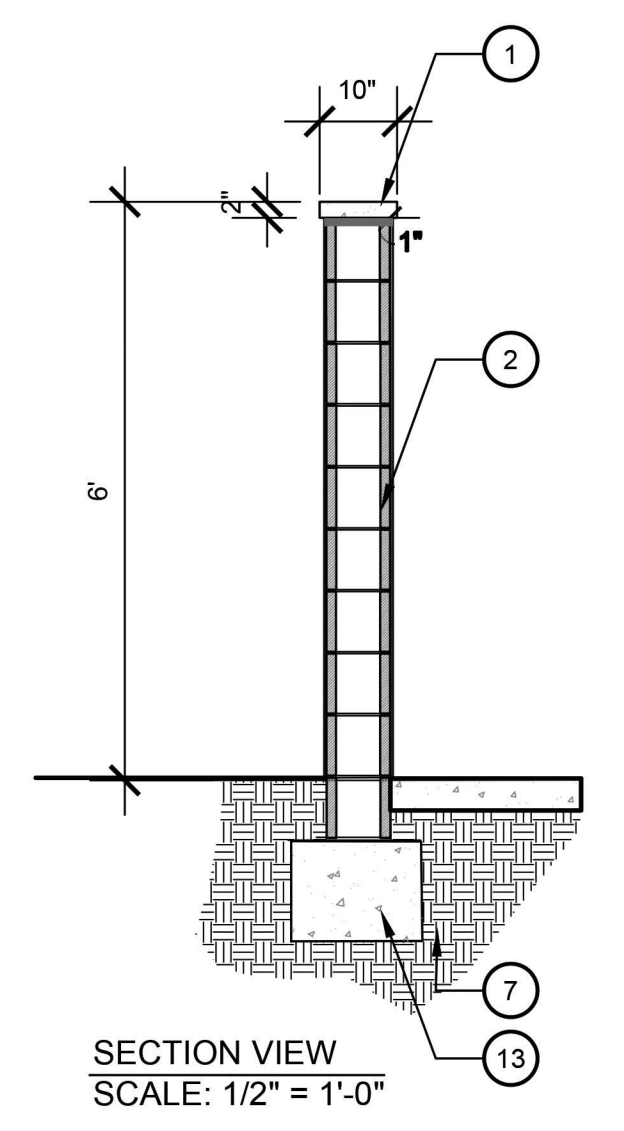
BRONZE GATE



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



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



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

6' HIGH TRASH ENCLOSURE

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

LAUREL RANCH | Preliminary Landscape Details | WALL AND FENCE DETAILS



LAUREL RANCH TOWNHOMES

JOB# A25-22240
COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

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)

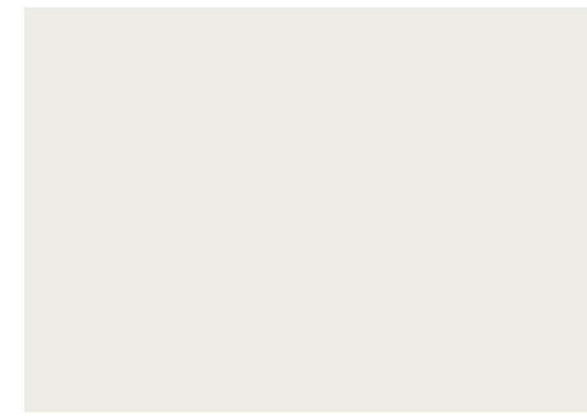
***REVISED MAY 15, 2023 (REDUCED TO 6 TOTAL SCHEMES)**

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



ROOF
EAGLE 4679



BASE STUCCO
SW 7005 PURE WHITE



FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7649 SILVERPLATE



FRONT DOORS & SHUTTERS #1
SW 6989 DOMINO



SIDING
SW 7649 SILVERPLATE



FRONT DOORS & SHUTTERS #2
SW 7665 WALL STREET



STONE
SEA CLIFF EUROPEAN LEDGE



ROOF
EAGLE 4588



BASE STUCCO
SW 7042 SHOJI WHITE



FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 9172 STUDIO CLAY



FRONT DOORS & SHUTTERS #1
SW 6181 SECRET GARDEN



SIDING
SW 7638 JOGGING PATH



FRONT DOORS & SHUTTERS #2
SW 9149 INKY BLUE



STONE
SEA CLIFF EUROPEAN LEDGE



ROOF
EAGLE 4883



BASE STUCCO
SW 7565 OYSTER BAR



FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7566 WESTHIGHLAND WHITE



FRONT DOORS & SHUTTERS #1
SW 7602 INDIGO BATIK



SIDING
SW 7566 WESTHIGHLAND WHITE



FRONT DOORS & SHUTTERS #2
SW 2838 POLISHED MAHOGANY



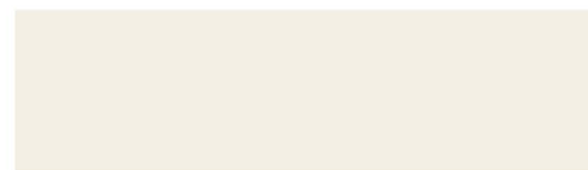
STONE
SIDEWALK EUROPEAN LEDGE



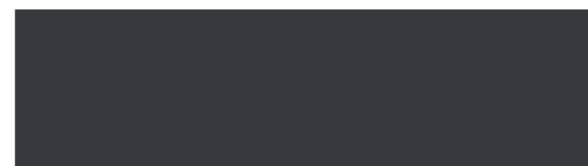
ROOF
EAGLE SCB 8805



BASE STUCCO
SW 7064 PASSIVE



FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7566 WESTHIGHLAND WHITE



FRONT DOORS & SHUTTERS #1
SW 7076 CYBERSPACE



SIDING
SW 9152 LET IT RAIN



FRONT DOORS & SHUTTERS #2
SW 6083 SABLE



STONE
GLACIER EUROPEAN LEDGE



ROOF
EAGLE 4810



BASE STUCCO
SW 7029 AGREEABLE GRAY



FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 0077 CLASSIC FRENCH GRAY



FRONT DOORS & SHUTTERS #1
SW 7630 RAISIN



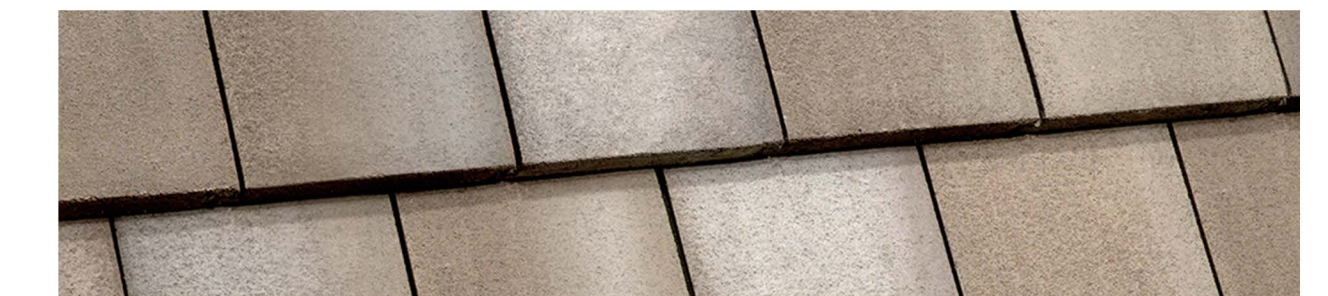
SIDING
SW 7017 DORIAN GRAY



FRONT DOORS & SHUTTERS #2
SW 6194 BASIL



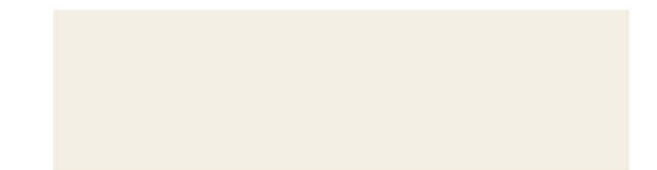
STONE
GLACIER EUROPEAN LEDGE



ROOF
EAGLE 4884



BASE STUCCO
SW 2844 ROYCROFT MIST GRAY



FASCIA, EAVES, TRIM, GABLE SIDING & GARAGE
SW 7566 WESTHIGHLAND WHITE



FRONT DOORS & SHUTTERS #1
SW 7020 BLACK FOX



SIDING
SW 7059 UNUSUAL GRAY



FRONT DOORS & SHUTTERS #2
SW 7523 BURNISHED BRANDY



STONE
SEA CLIFF EUROPEAN LEDGE