



SHEET INDEX

ARCHITECTURE

- A0.0 COVER SHEET
- A1.0 SITE PLAN
- A1.1 CONTEXT MAP
- A1.2 SITE PHOTOGRAPHS
- A2.0 ELEVATIONS
- A3.0 BUILDING PLANS
- A4.0 TYPICAL BUILDING SECTION
- A5.0 UNIT PLANS
- A6.0 PERSPECTIVES
- A7.0 MATERIAL BOARD

LANDSCAPE

- L1.0 CONCEPTUAL LANDSCAPE PLAN
- L2.0 EXISTING TREE INVENTORY PLAN
- L3.0 CONCEPTUAL LIGHTING PLAN

CIVIL

- C1 PRELIMINARY GRADING,
DRAINAGE, AND UTILITY PLAN
- SHT.
1-4 ROSELAND CREEK CROSS SECTIONS

City of Santa Rosa

JUL 28 2021

Planning & Economic
Development Department



Architecture + Planning
888.456.5849
ktgy.com



Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021

COVER SHEET
SHEET INDEX

A0.0

PROJECT DATA

Project Address: Stony Point Road, Santa Rosa, CA 95407
 Gross Site Area: 2.5 AC (Excludes Easements and NPP RW)
 Dwelling Units: 50 DU
 Density: 20.0 DU / AC

Unit Plan	Unit Type	Total	Percent
1 Bedroom	1bd/1ba	12	24%
2 Bedroom	2bd/1ba	24	48%
3 Bedroom	3bd/2ba	14	28%
Totals		50	100%

Leasing/Resident Services ±2,580 sf

Parking Summary

Parking Type	Provided Parking
Open Spaces	68
Open Compact Spaces	14
EV Future Spaces	15
Total Provided	97 (1.94 spaces per unit)

Parking Required

(Per State Density Bonus: California Government Section 65915)

Unit Type	Req'd Ratio	Req'd Parking
1 Bedroom	1 sp/ DU	12
2 Bedroom	2 sp/DU	48
3 Bedroom	2 sp/DU	28
Total Required		88 (1.76 spaces per unit)

Laundry Summary

Required

1 Washer/Dryer per 10 DU Minimum Required
 50 units x 10% = 5 Washer/Dryer Units Required



Provided

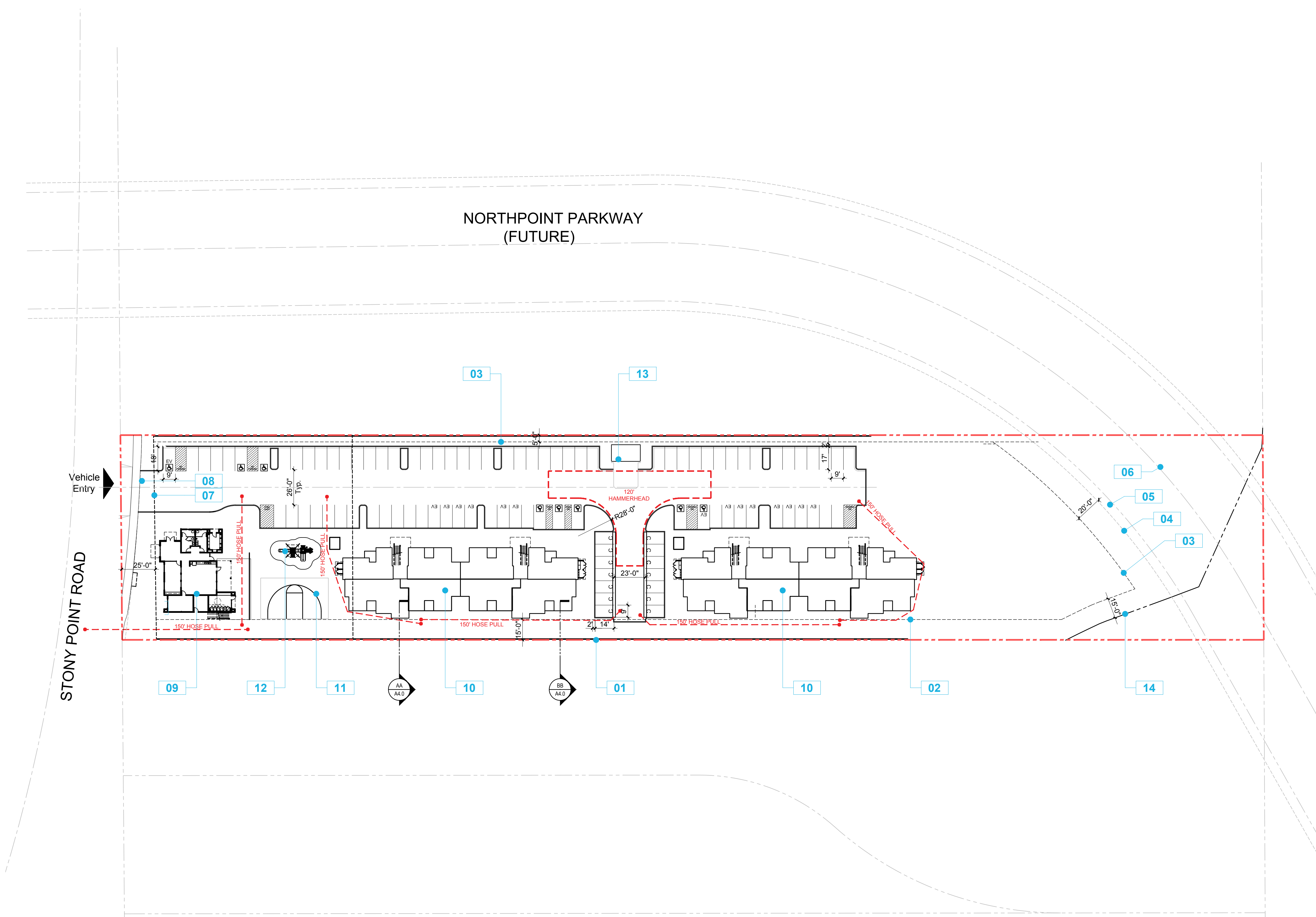
5 Washer/Dryers in Laundry Room

CALLOUT LEGEND

- 01 Property Line
- 02 Creek Setback
- 03 Setback
- 04 Easement
- 05 Sidewalk
- 06 Street Centerline
- 07 Easement (PG&E)
- 08 Easement (CSR)
- 09 Leasing/Residential Services Building B with (2) Residential Units Above (2-story)
- 10 Building A (3-story; 24 plex)
- 11 Sport Court
- 12 Tot Lot
- 13 Trash Enclosure
- 14 NPP RW

SYMBOLS

-  150' HOSE PULL RADIUS & TRAVEL
-  120' HAMMERHEAD



Architecture + Planning
 888.456.5849
 ktgy.com

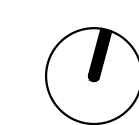


Integrity Housing
 P.O. Box 52078
 Irvine, CA 92619-2078



STONY POINT AFFORDABLE
 SANTA ROSA, CA # 20200477

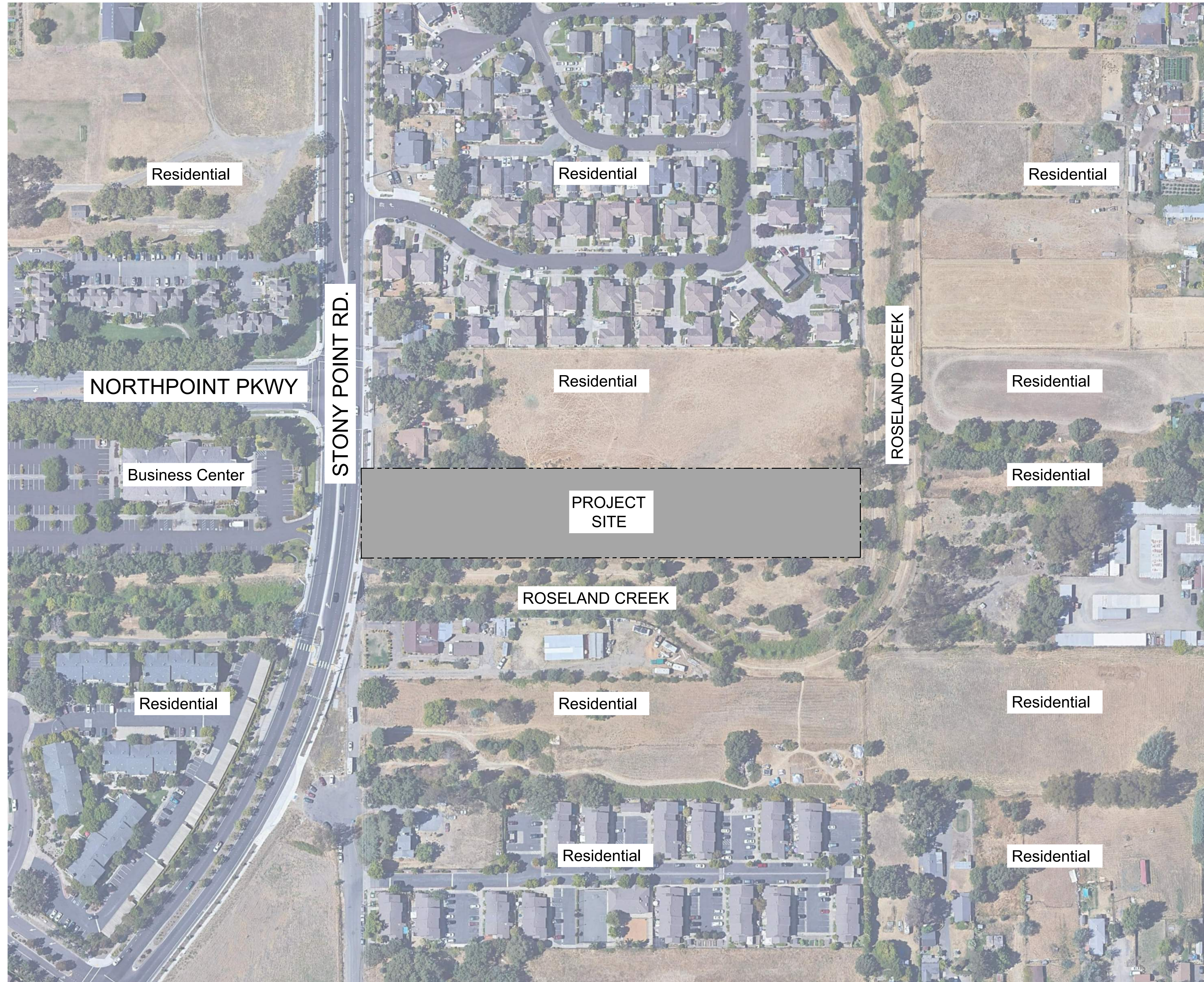
MINOR DESIGN REVIEW
 JULY 12, 2021



0 20 40 80

SITE PLAN
 FIRE EXHIBIT

A1.0



Architecture + Planning
888.456.5849
ktgy.com

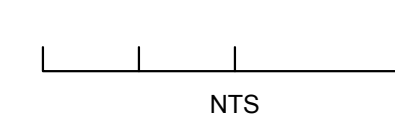
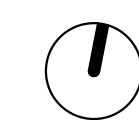


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



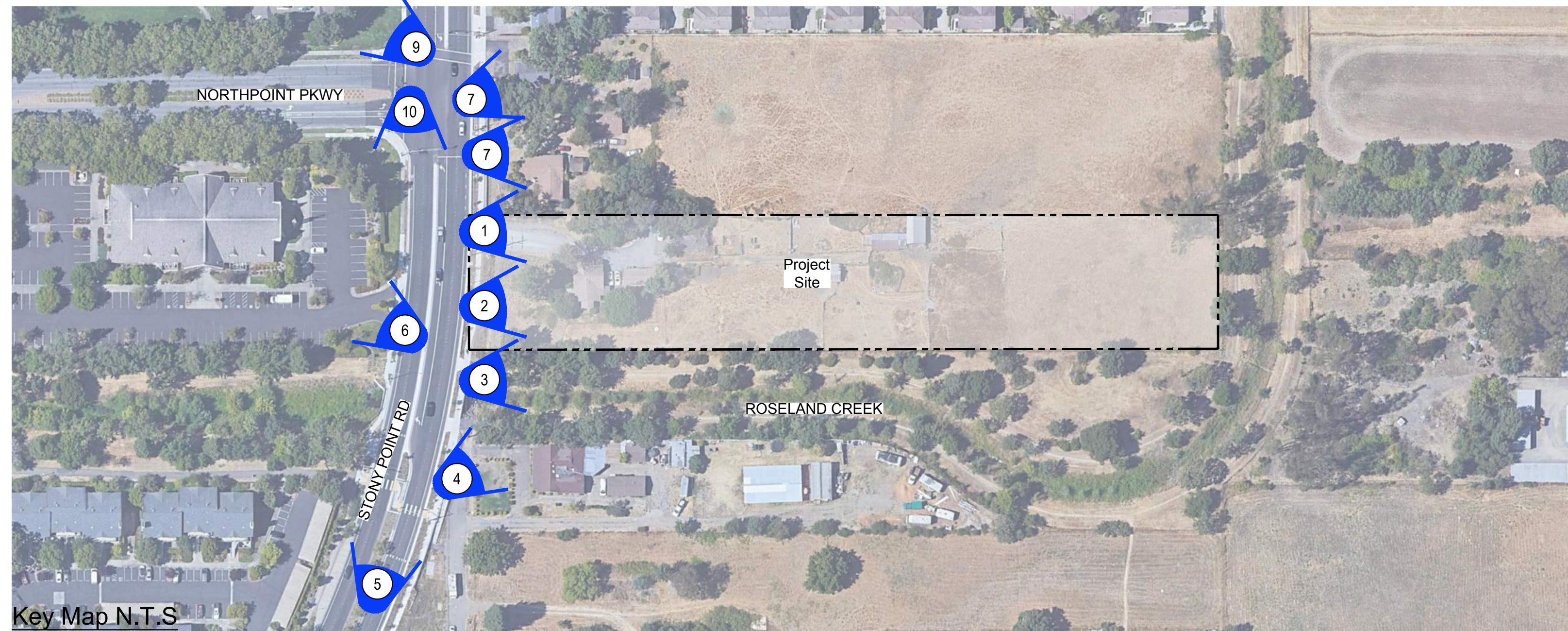
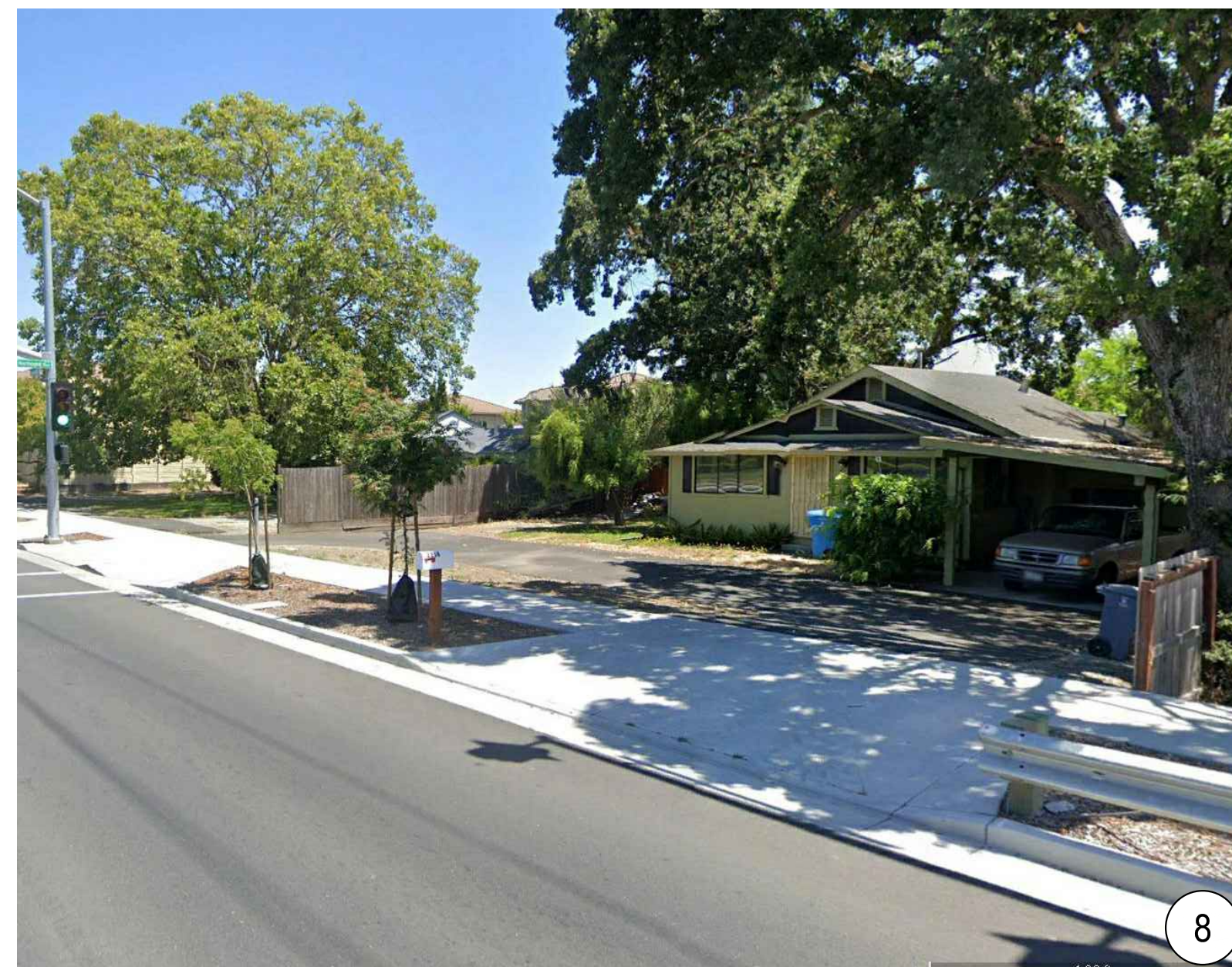
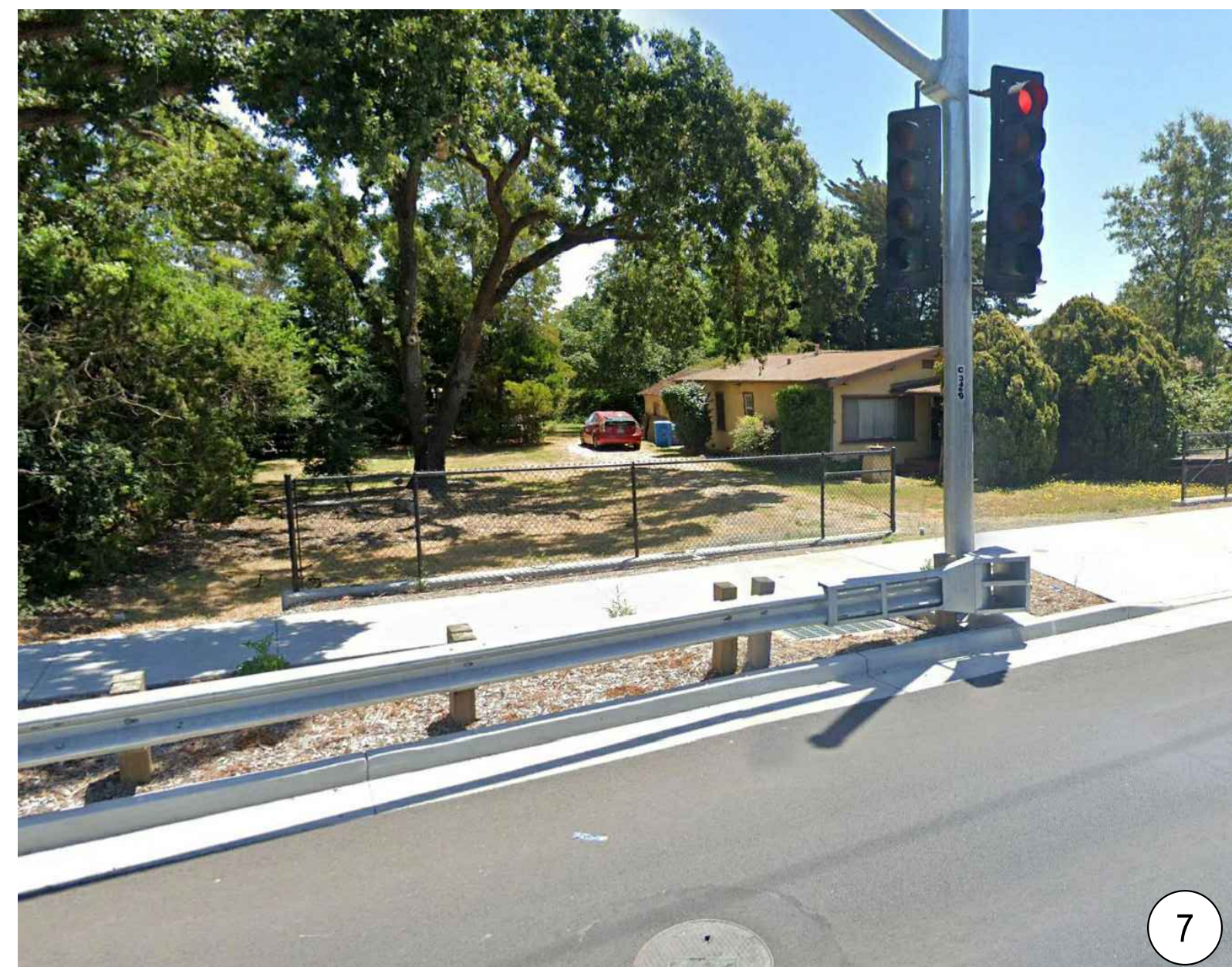
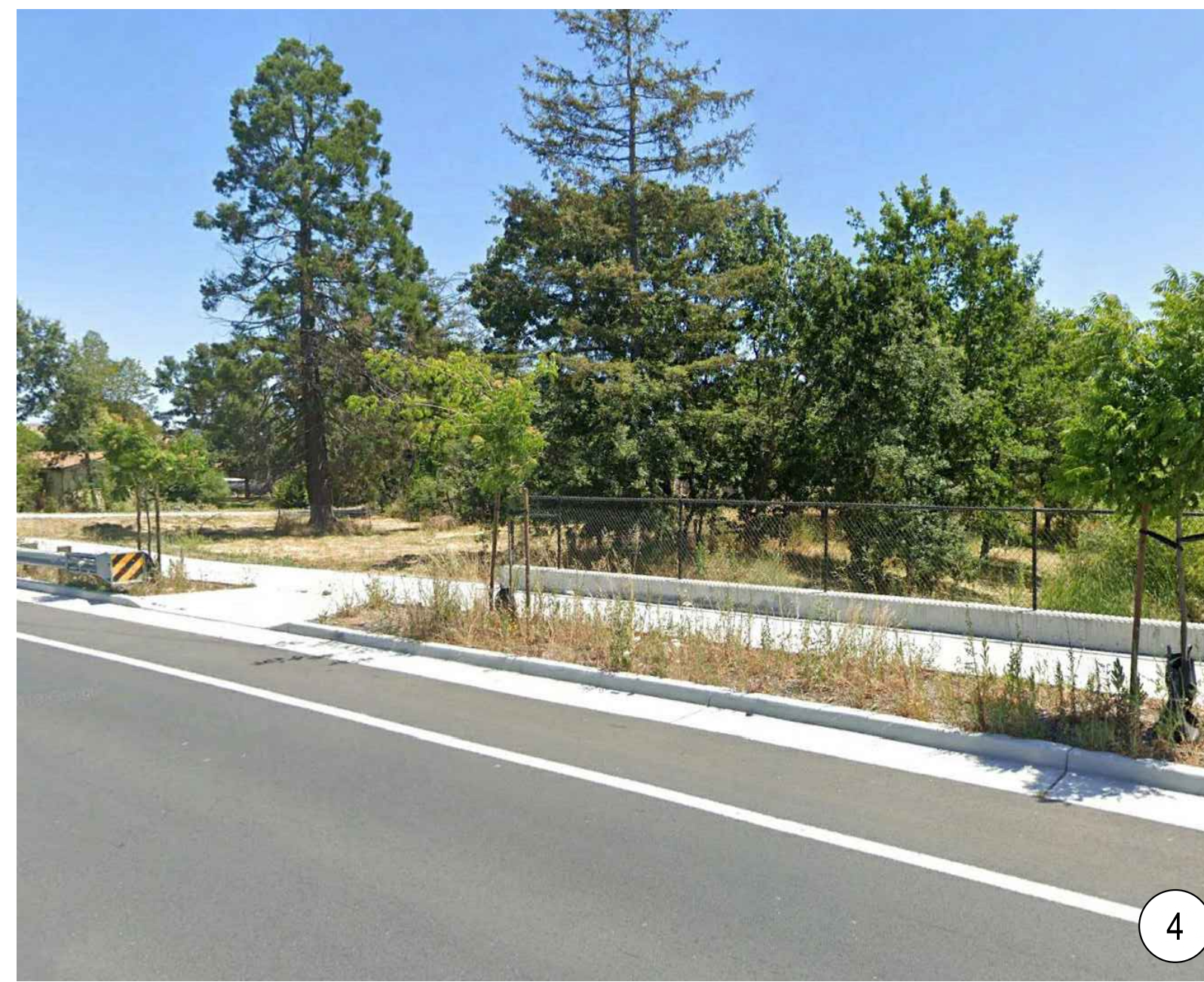
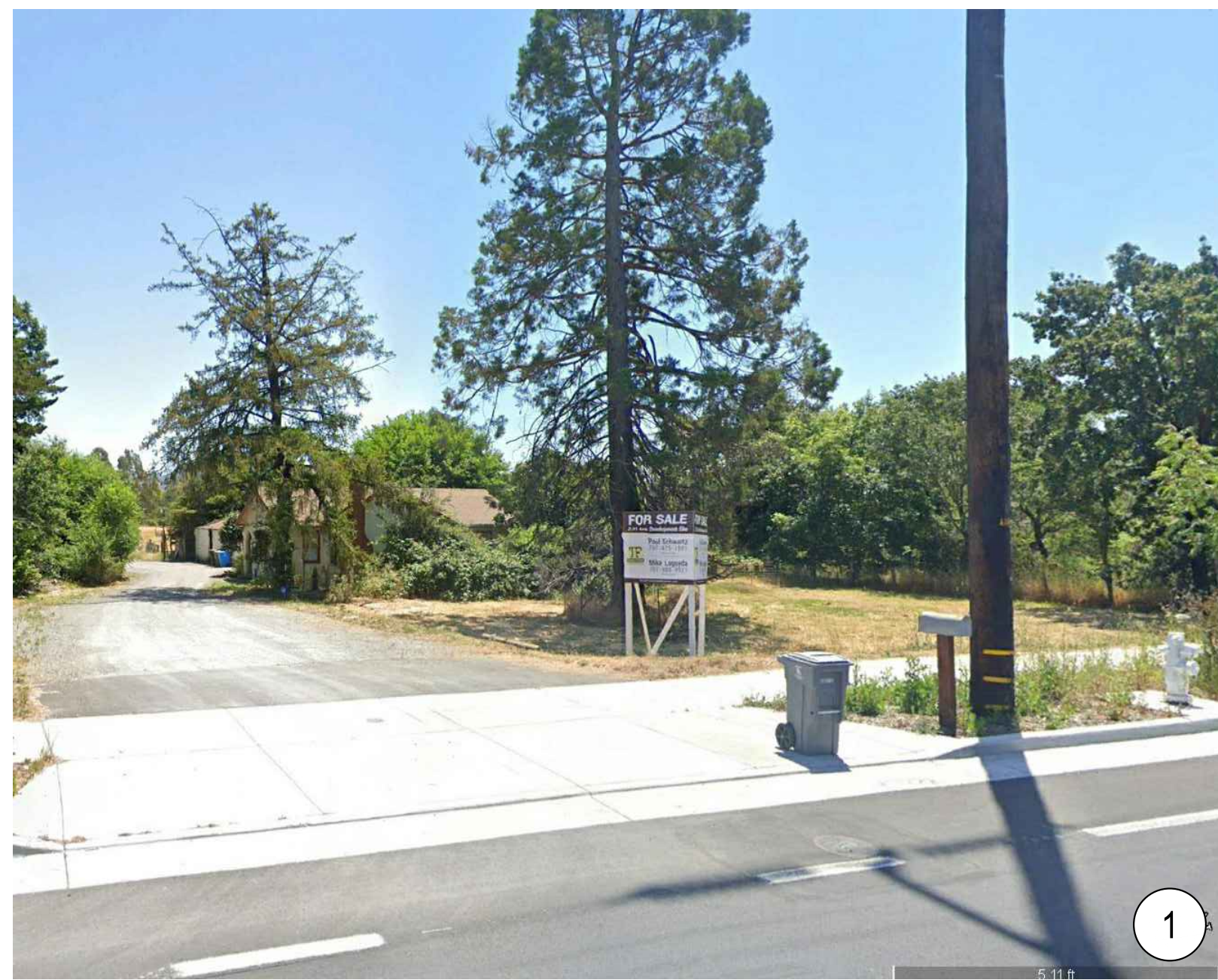
STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021



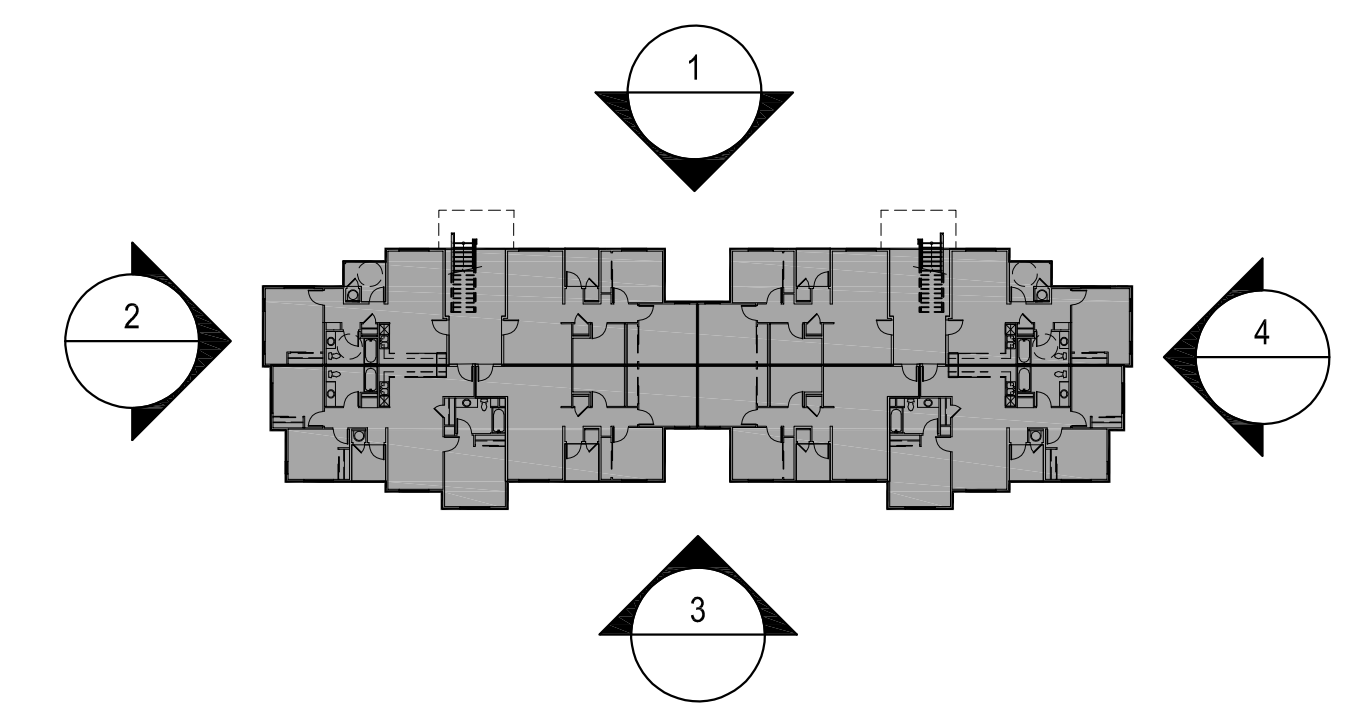
CONTEXT MAP
SITE ANALYSIS DIAGRAM

A1.1





1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation



4. Left Elevation

Material Legend

- 1. Horizontal Siding
- 2. Fiber Cement Panel
- 3. Door
- 4. Trim
- 5. Window
- 6. Metal Railing
- 7. Roof Tile
- 8. Light Fixture
- 9. Down Spouts/ Gutter
- 10. Metal Awning
- 11. PV Panel
- 12. Roof Equipment Screening



Architecture + Planning
888.456.5849
ktgy.com

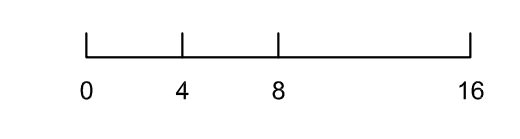


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021

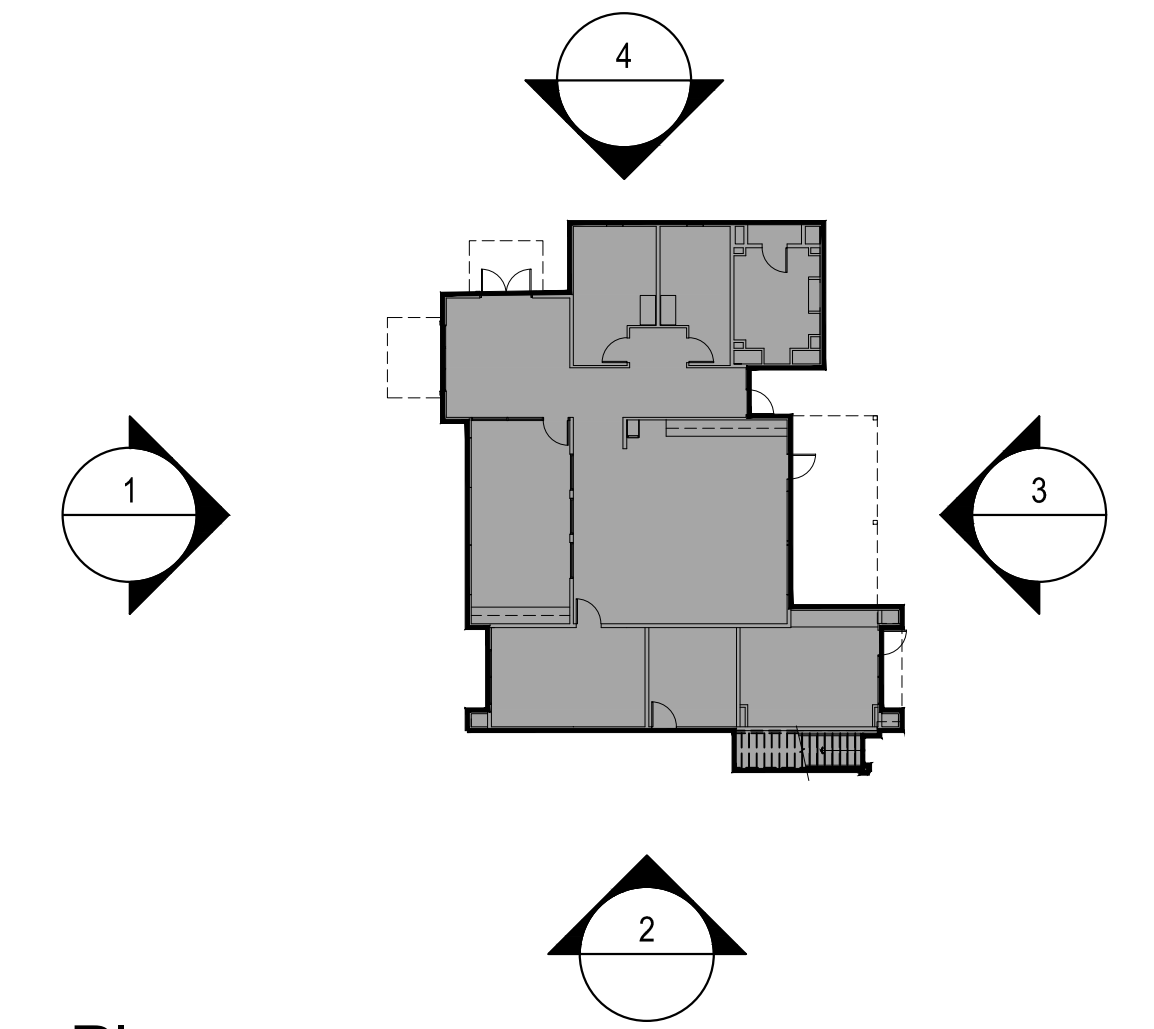


BUILDING A ELEVATIONS
BUILDING A ELEVATIONS

A2.0



1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation



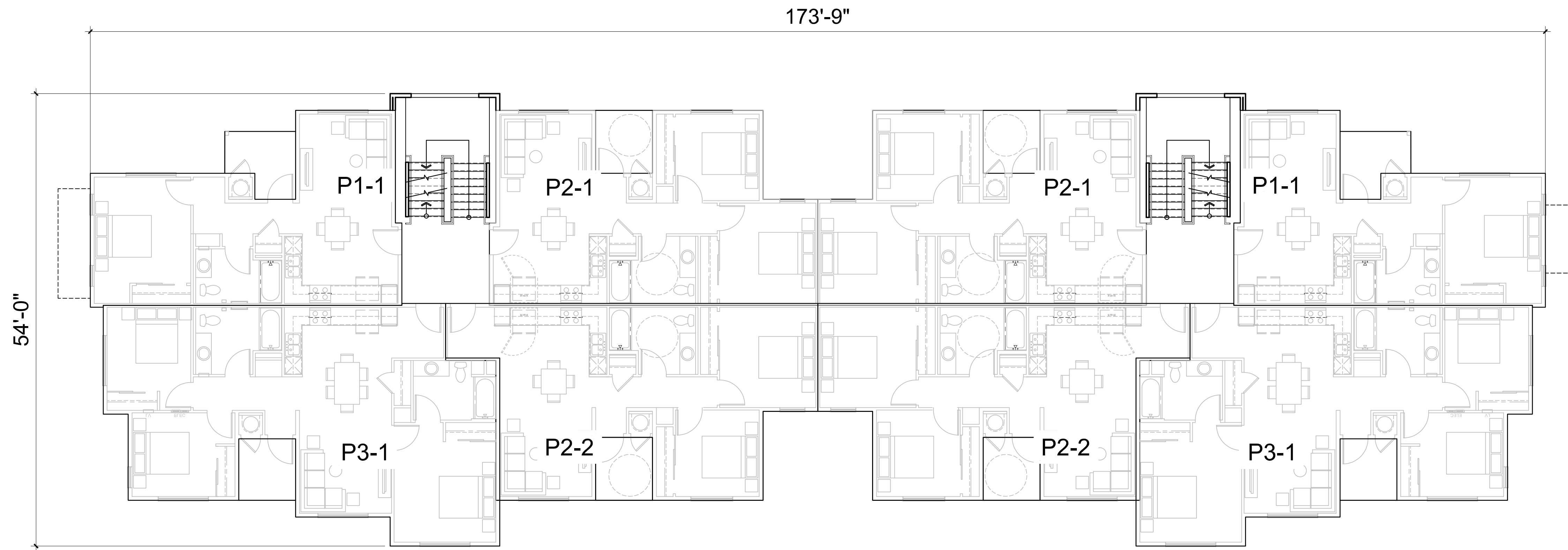
4. Left Elevation

Material Legend

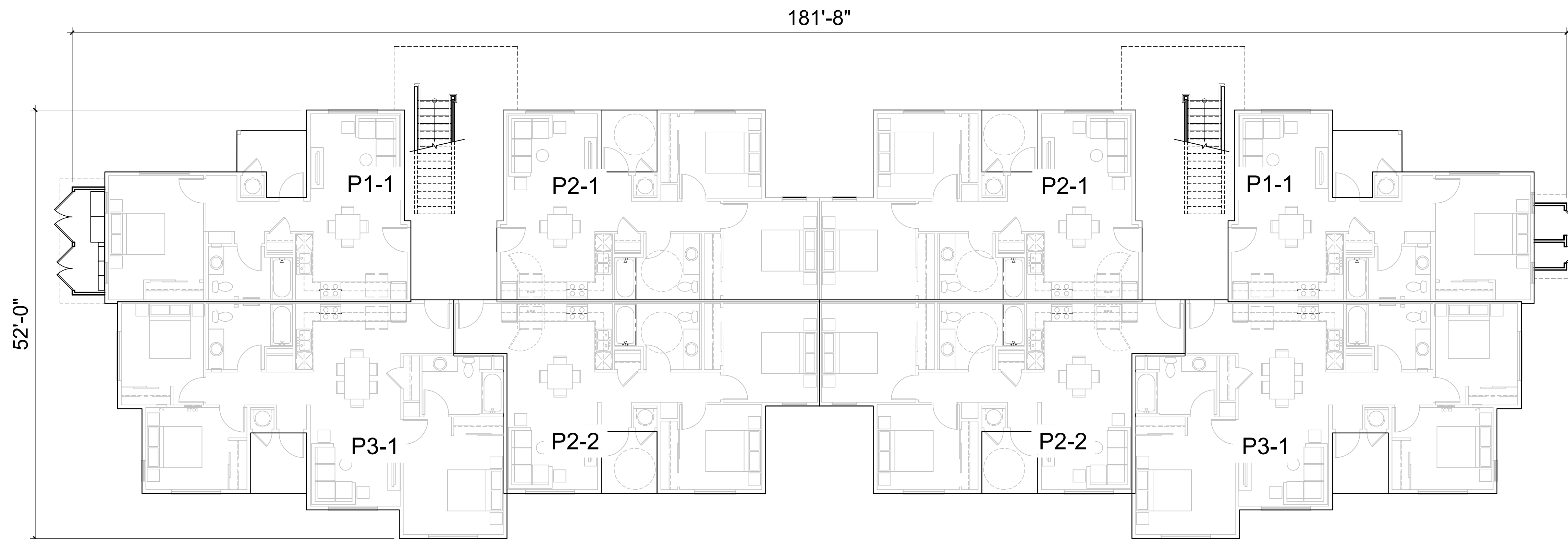
- 1. Horizontal Siding
- 2. Fiber Cement Panel
- 3. Door
- 4. Trim
- 5. Window
- 6. Metal Railing
- 7. Roof Tile
- 8. Light Fixture
- 9. Down Spouts/ Gutter
- 10. Metal Awning
- 11. PV Panel
- 12. Roof Equipment Screening



3. Rear Elevation



Building Plan - Level 2



Building Plan - Level 1



Architecture + Planning
888.456.5849
ktgy.com

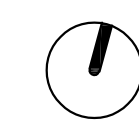


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

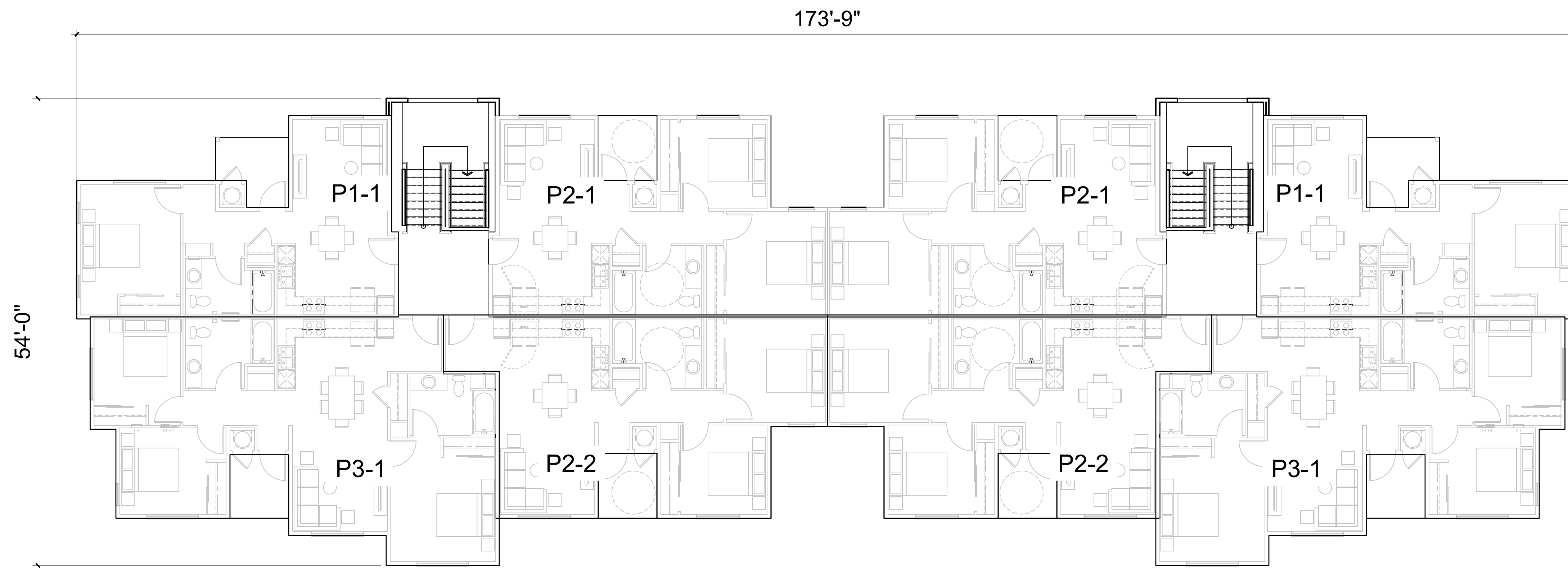
MINOR DESIGN REVIEW
JULY 12, 2021



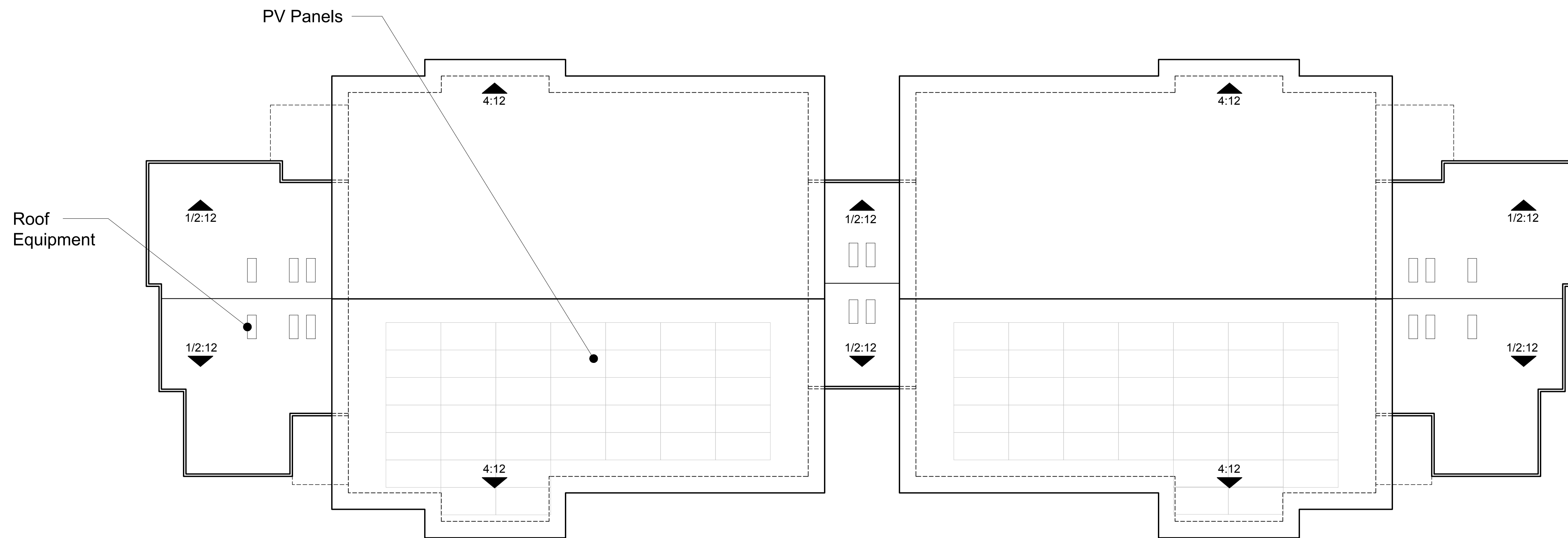
0 4 8 16

BUILDING A PLANS
APARTMENT BUILDING

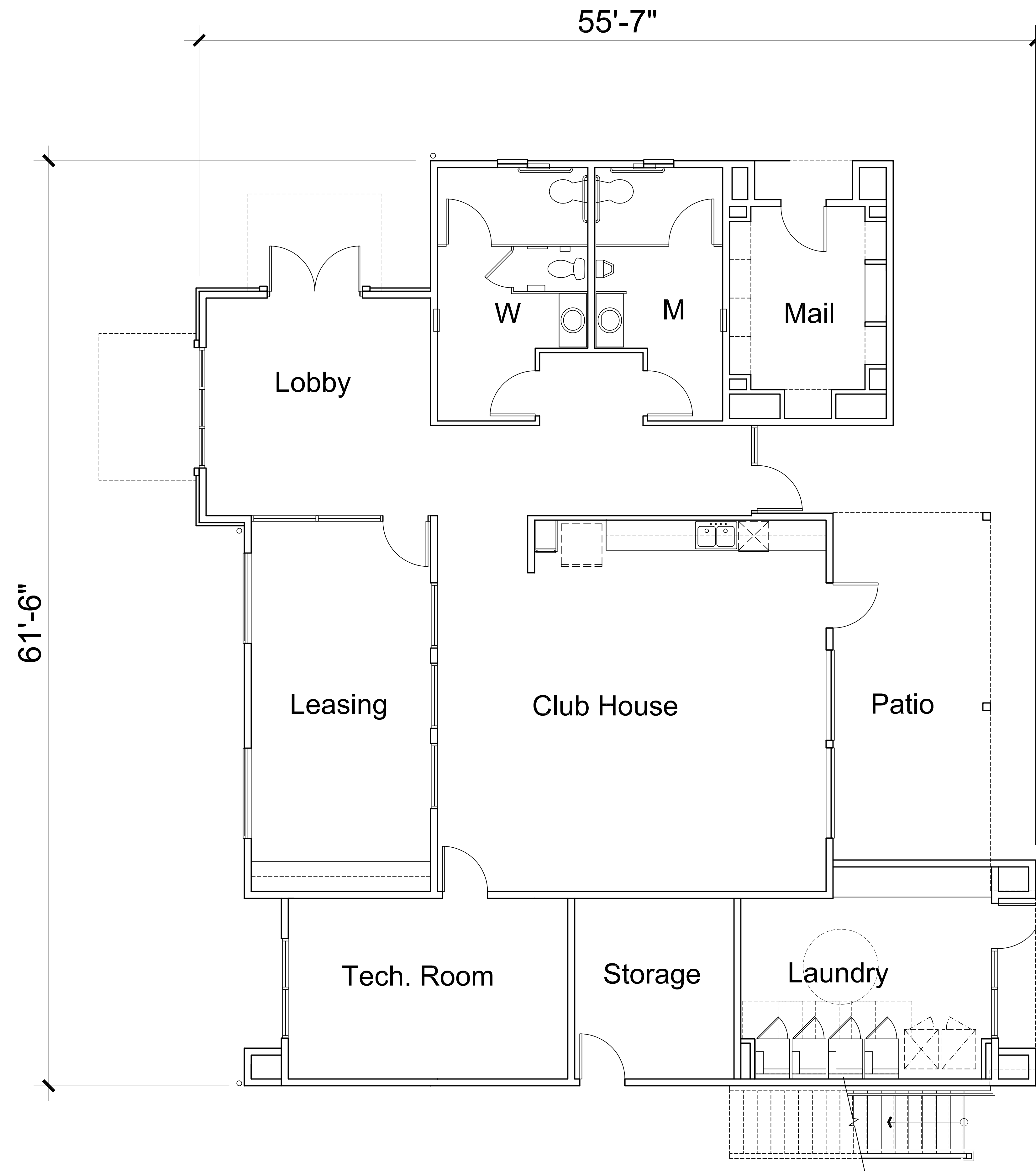
A3.0



Building Plan - Level 3



Roof Plan



Building 'B' Plan - Level 1



Architecture + Planning
888.456.5849
ktgy.com

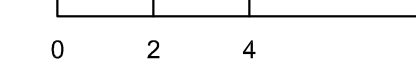
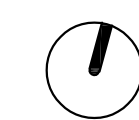


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



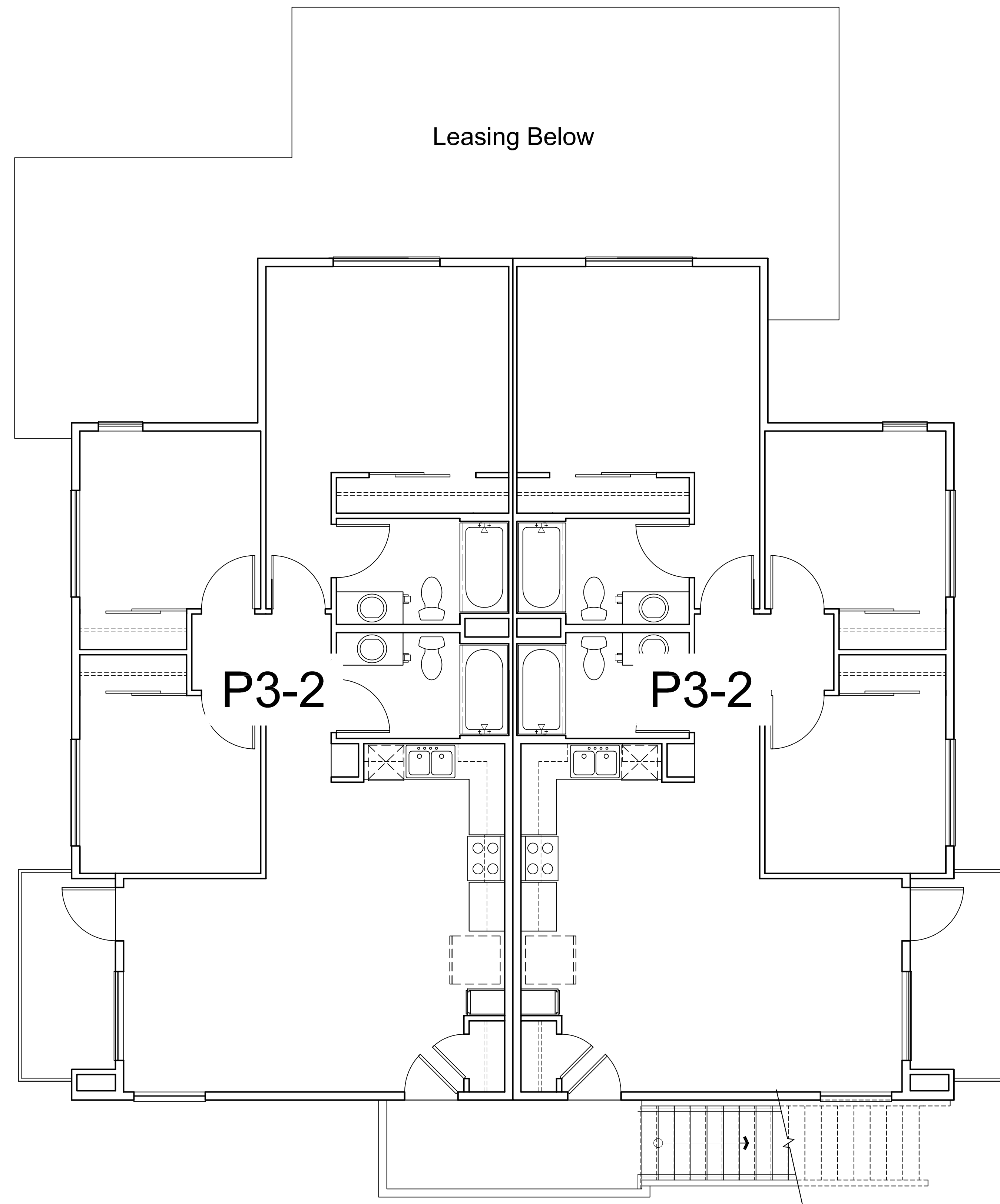
STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021



BUILDING B PLAN
LEASING/ AMENITY BUILDING

A3.2



Building 'B' Plan - Level 2



Architecture + Planning
888.456.5849
ktgy.com

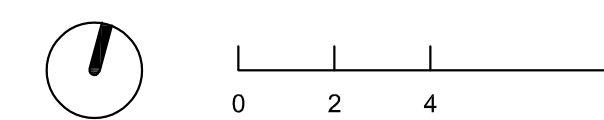


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



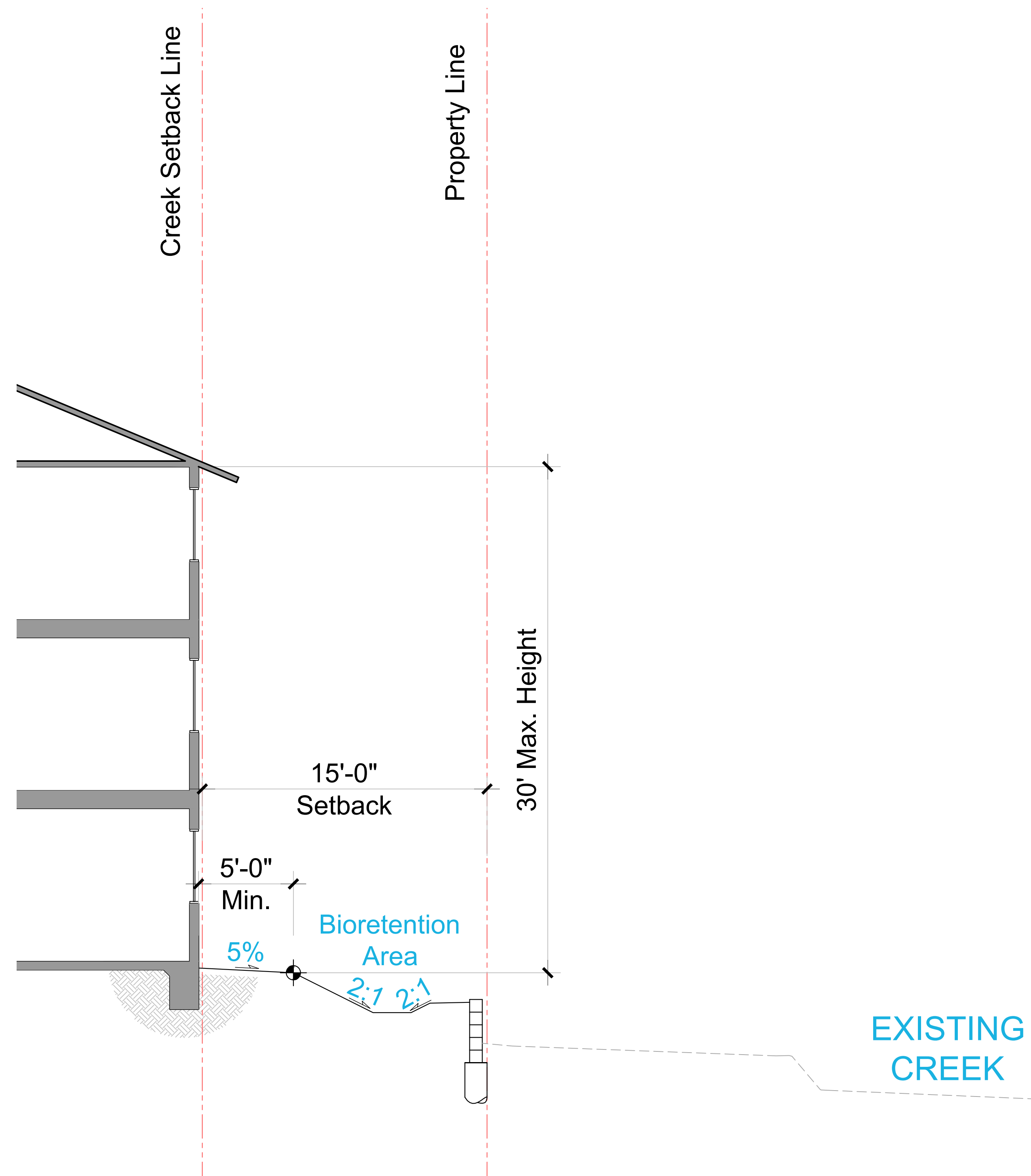
STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021

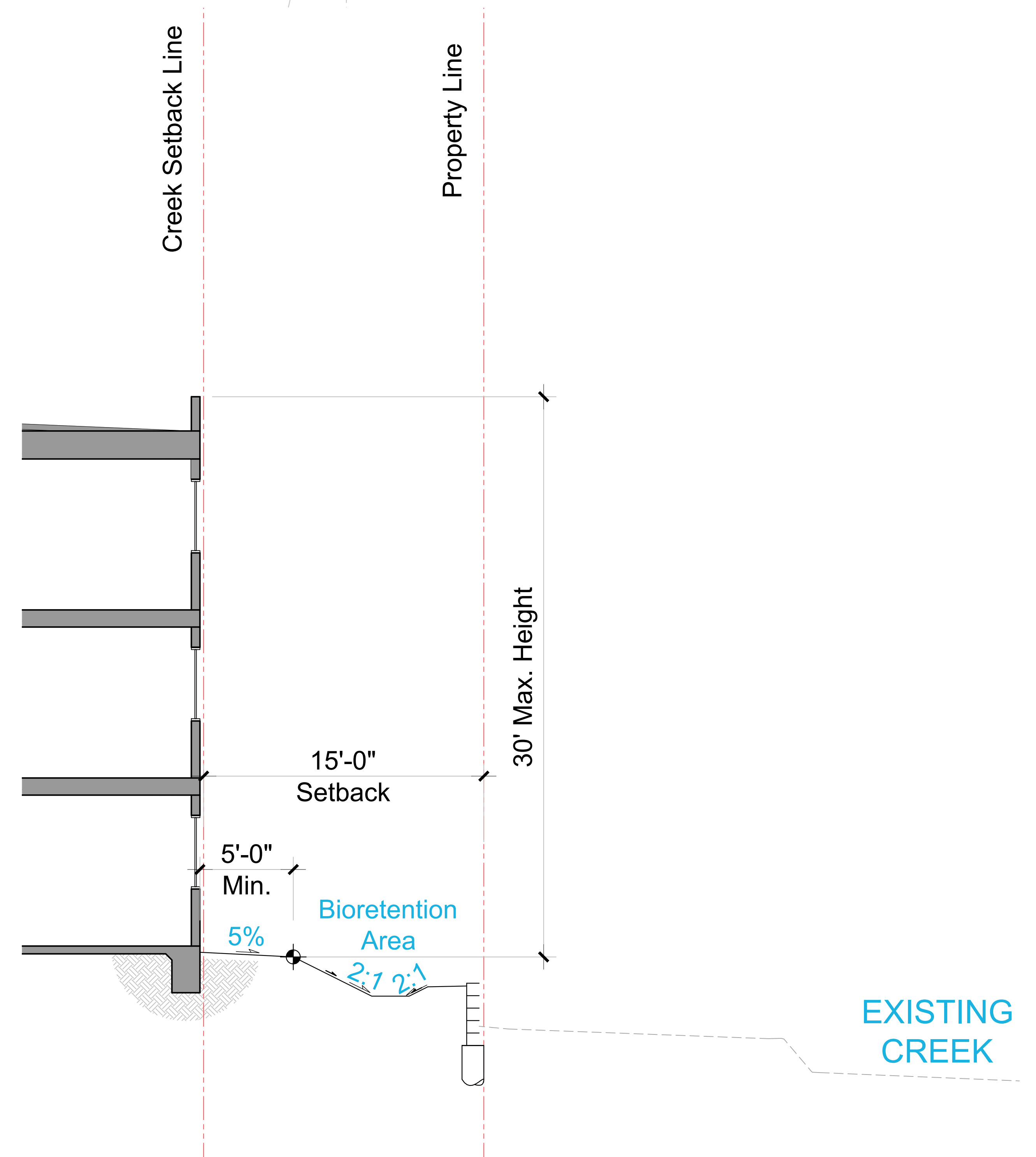
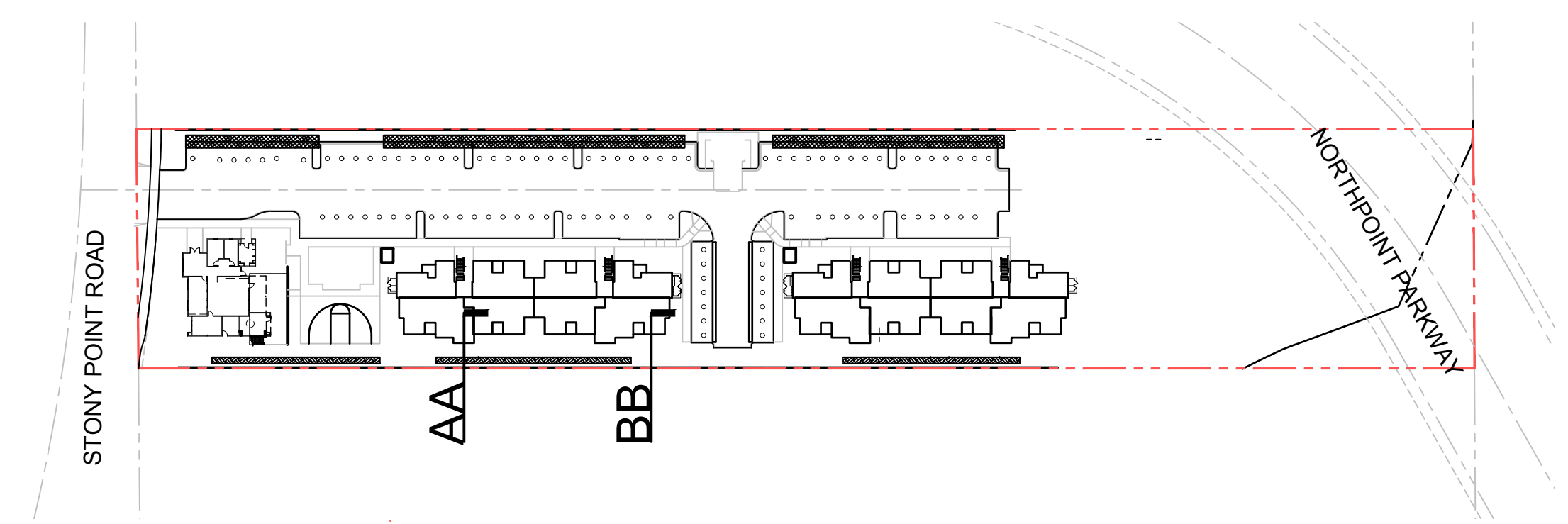


BUILDING B PLAN
DWELLING UNITS

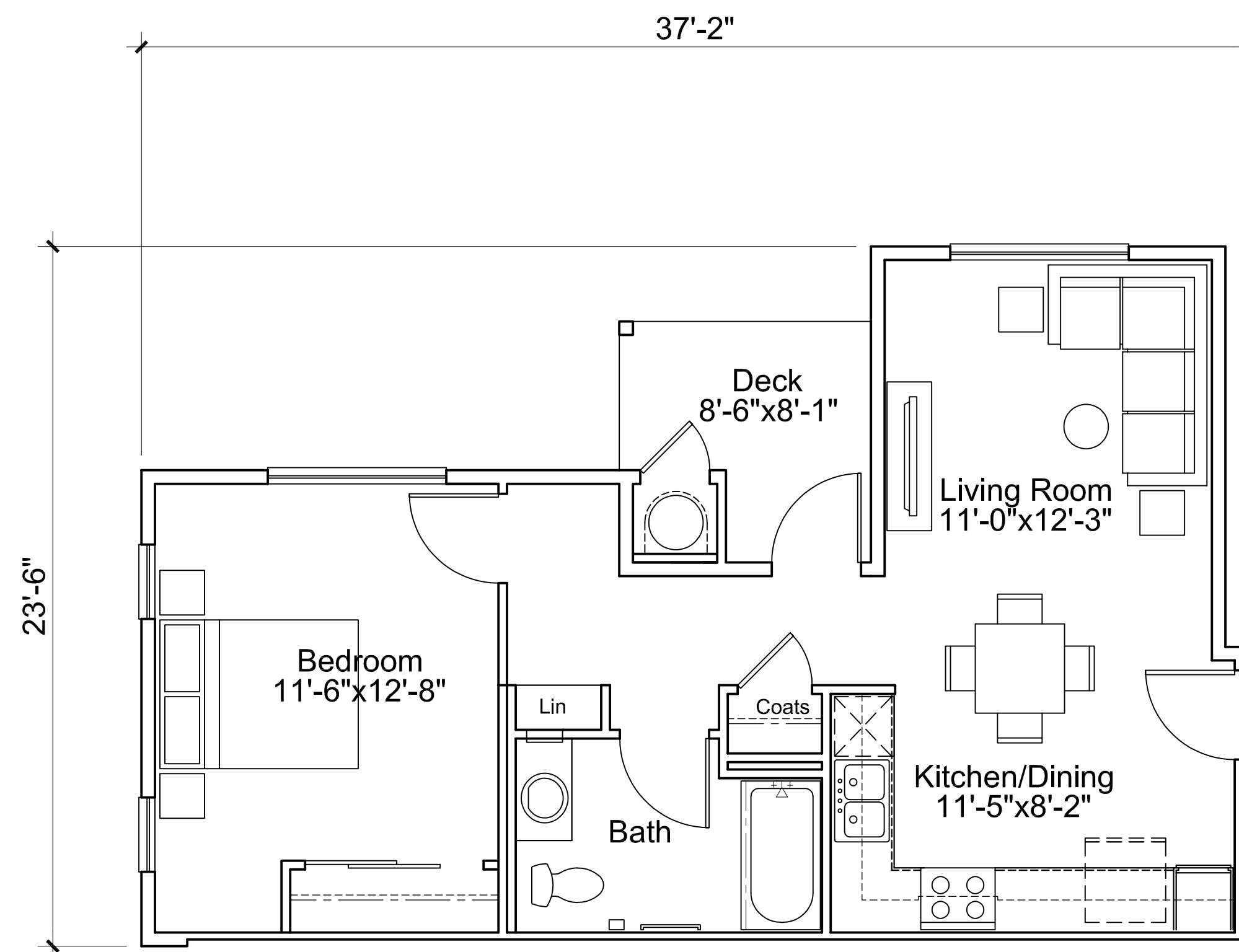
A3.3



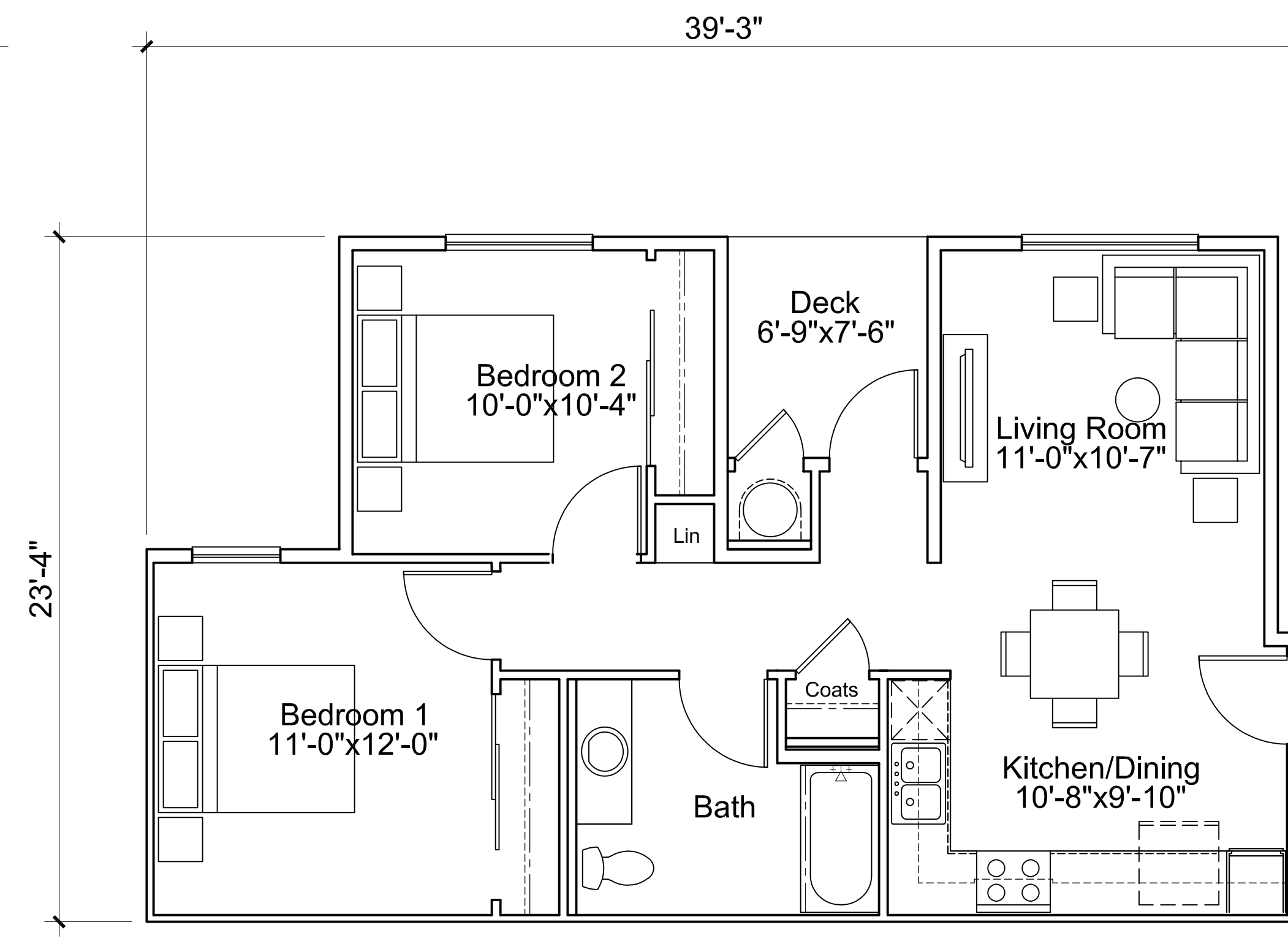
SECTION 'A-A' ROOF DESIGN CONDITION 1



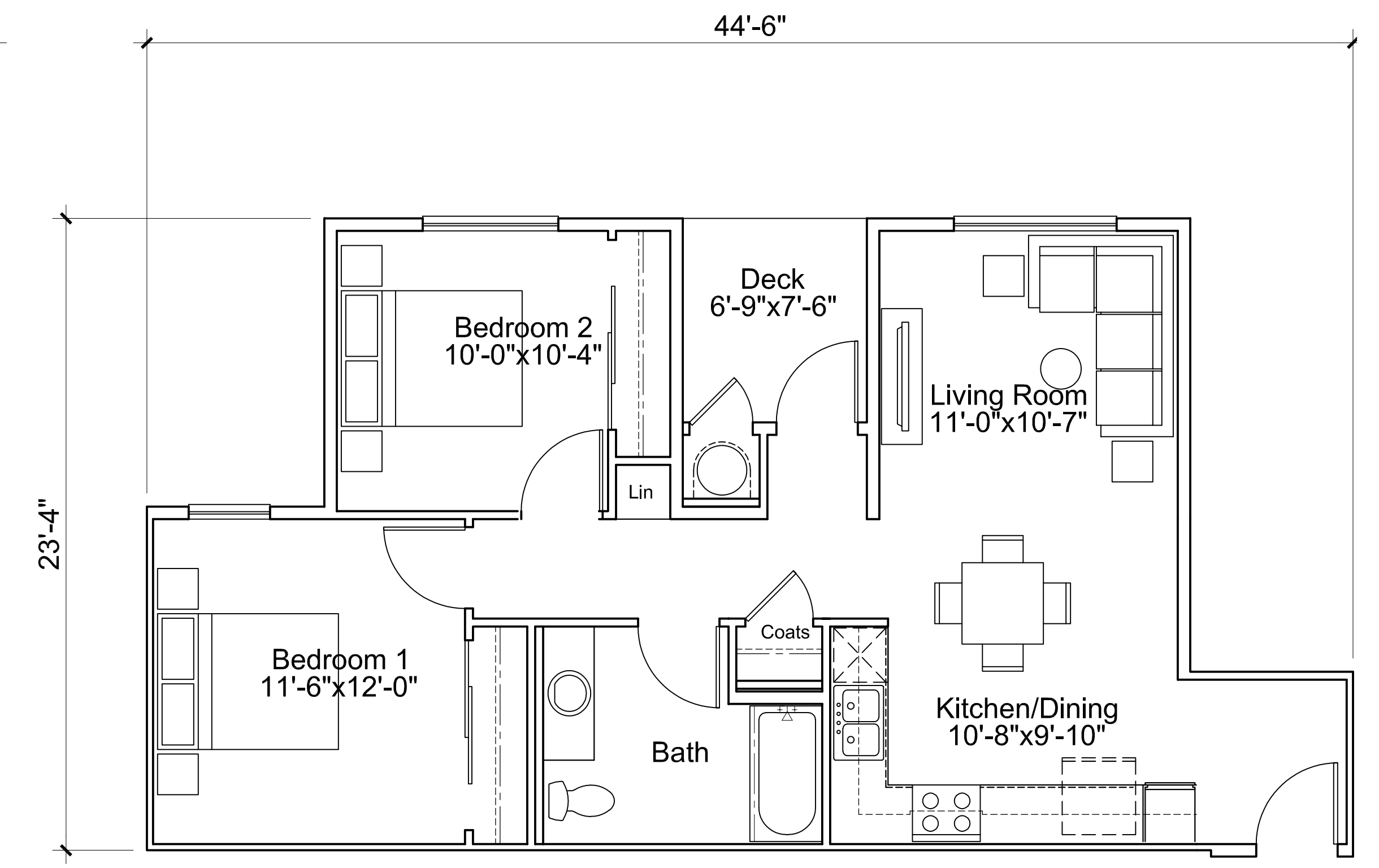
SECTION 'B-B' ROOF DESIGN CONDITION 2



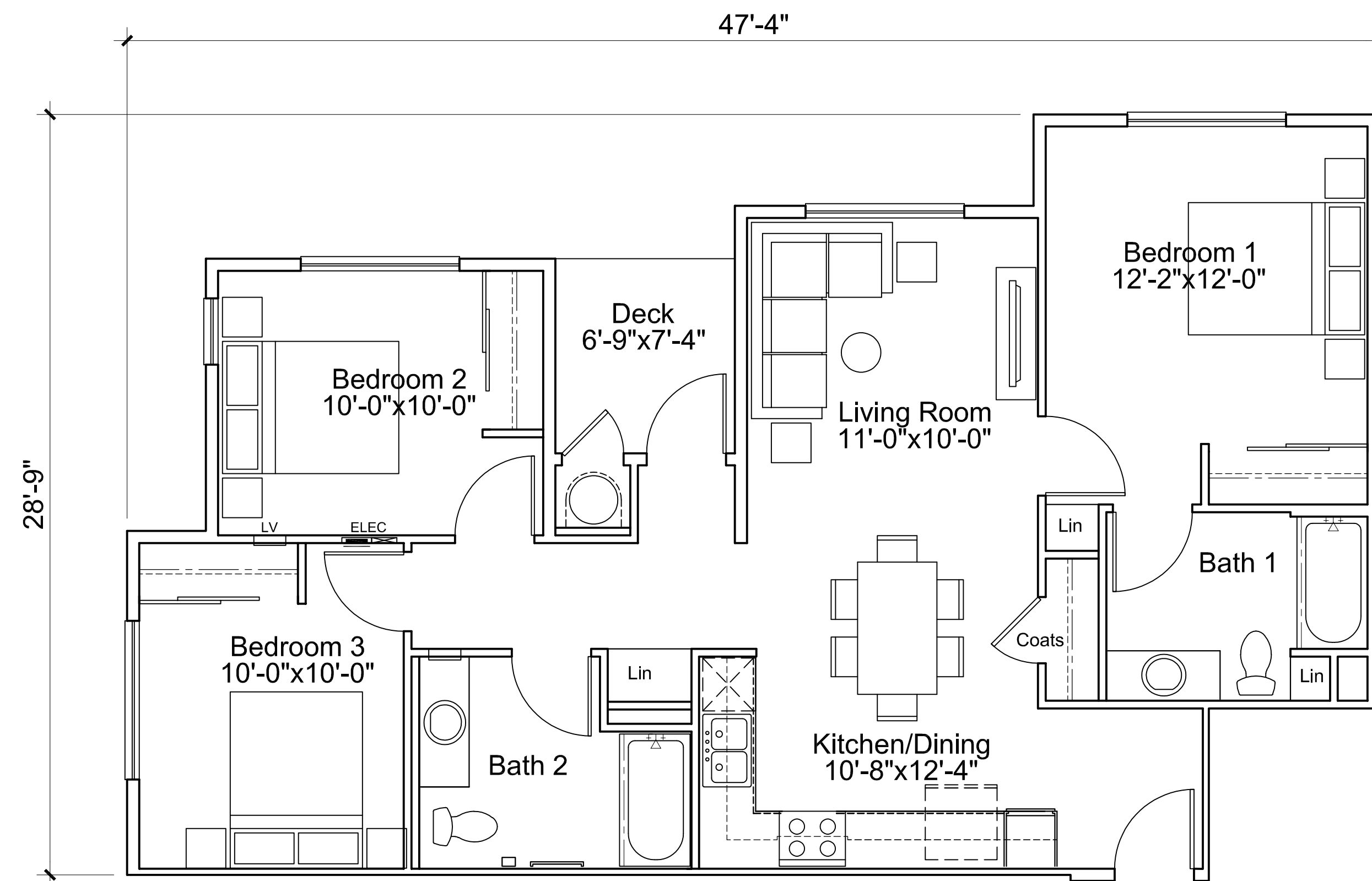
Plan 1-1
1 Bedroom / 1 Bath
598 NSF



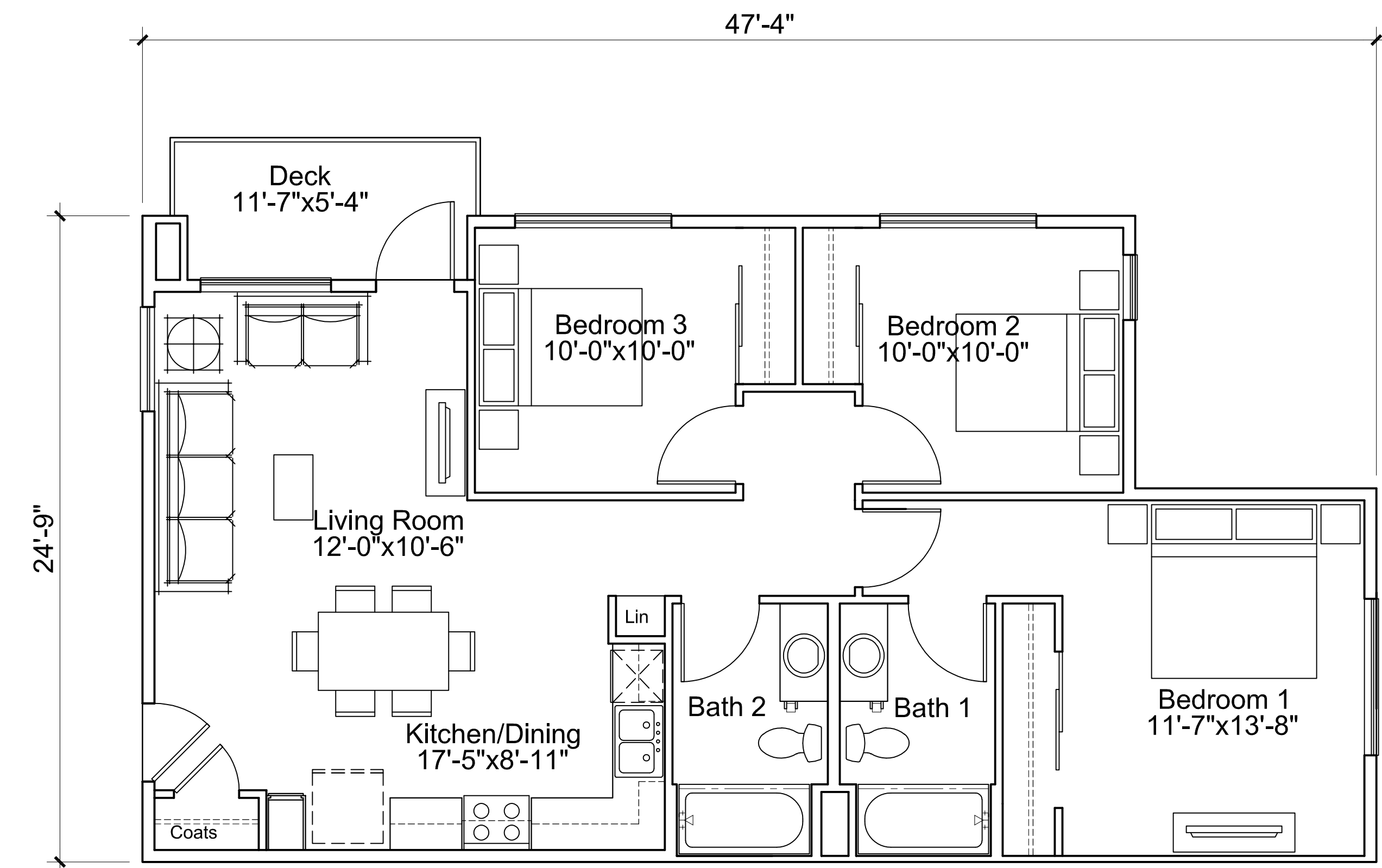
Plan 2-1
2 Bedroom / 1 Bath
720 NSF



Plan 2-2
2 Bedroom / 1 Bath
751 NSF



Plan 3-1
3 Bedroom / 2 Bath
1001 NSF



Plan 3-2
3 Bedroom / 2 Bath
983 NSF

Existing
Roseland Creek

3-Story Walk-Up
Apartment Building

Outdoor Amenity Area

Leasing and Amenity
Building w/ 2 Apartment
Units Above

Project Entry



Architecture + Planning
888.456.5849
ktgy.com

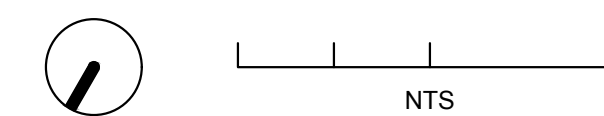


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



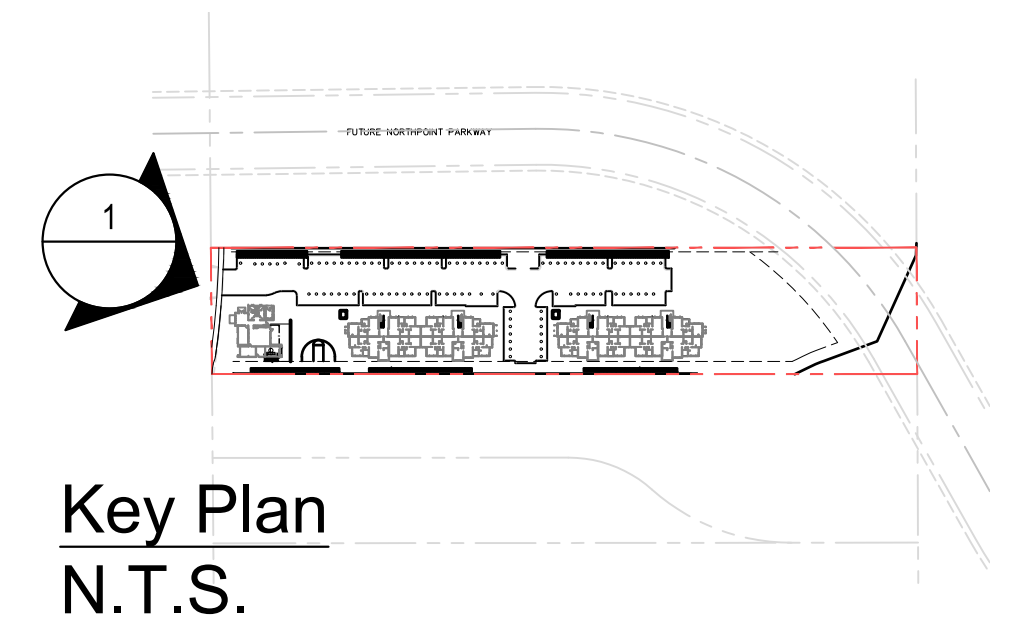
STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021



PERSPECTIVE
AERIAL VIEW OF PROJECT

A6.0



Architecture + Planning
888.456.5849
ktgy.com

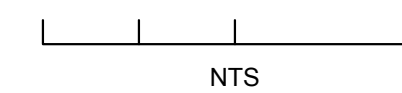


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



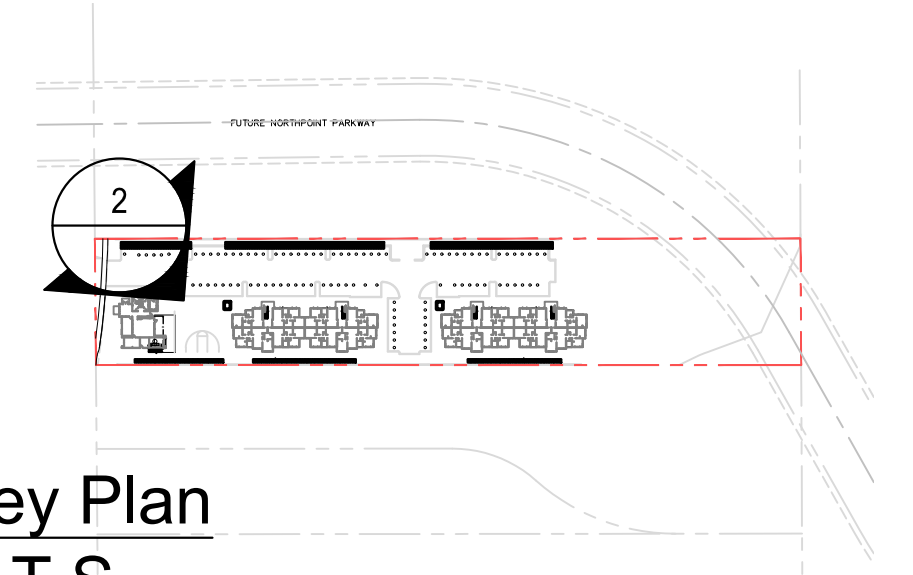
STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021

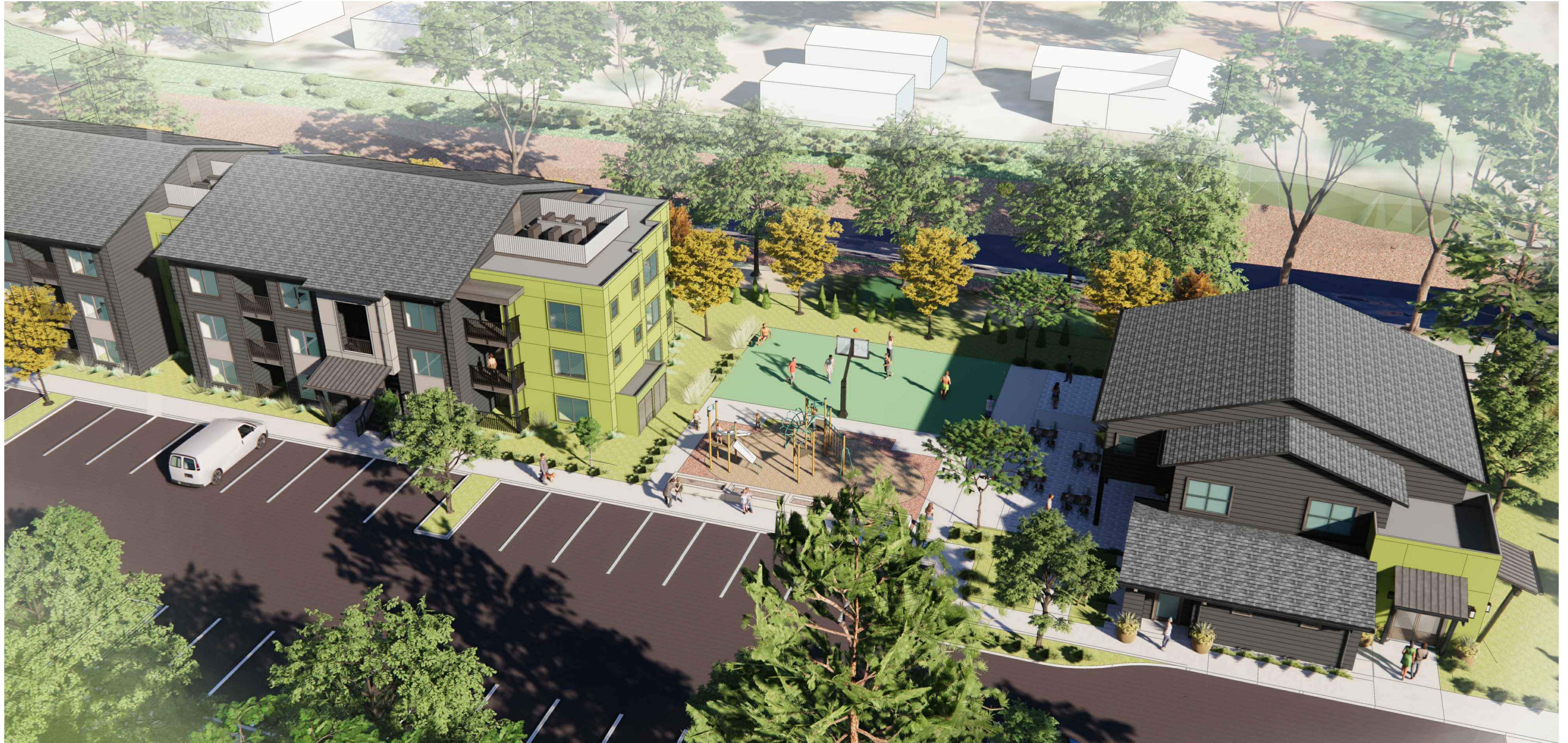


PERSPECTIVE
1. VIEW OF PROJECT ENTRY

A6.1



Key Plan
N.T.S.



Architecture + Planning
888.456.5849
ktgy.com

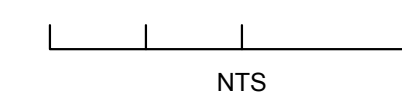


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



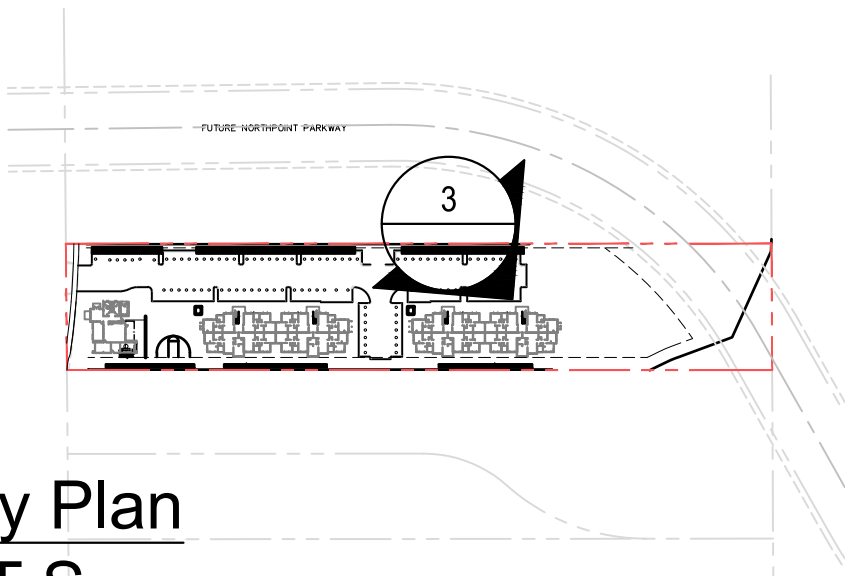
STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021



PERSPECTIVE
2. VIEW OF AMENITIES

A6.2



Key Plan
N.T.S.



Architecture + Planning
888.456.5849
ktgy.com

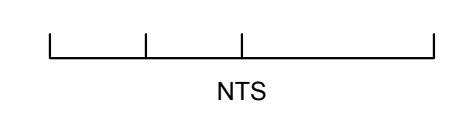


Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078



STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
JULY 12, 2021



PERSPECTIVE
3. VIEW OF APARTMENT

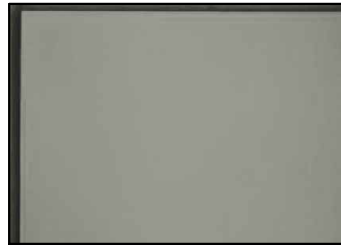
A6.3



Key Elevation



1. Horizontal Siding :
James Hardie Lap Siding or Similar
Color: SW 7046 Anonymous or Similar



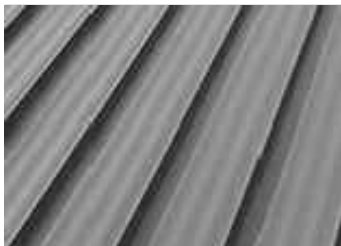
2. Smooth Panel :
James Hardie Smooth Panel or Similar
Color: SW 7044 Amazing Gray or Similar



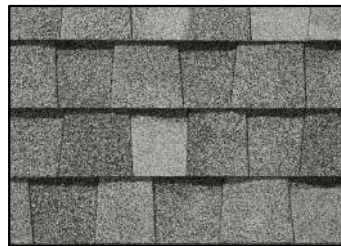
3. Trim, Gutter, and Railing Color
Color: SW 7044 Porpoise or Similar



4. Smooth Panel :
James Hardie Smooth Panel or Similar
Color: SW 6919 Fusion or Similar



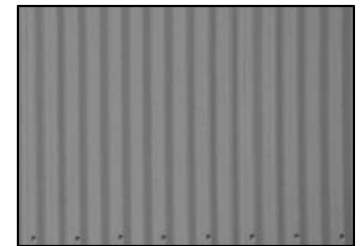
5. Standing Seam Metal Roof:
Centria SDP 200 or Similar



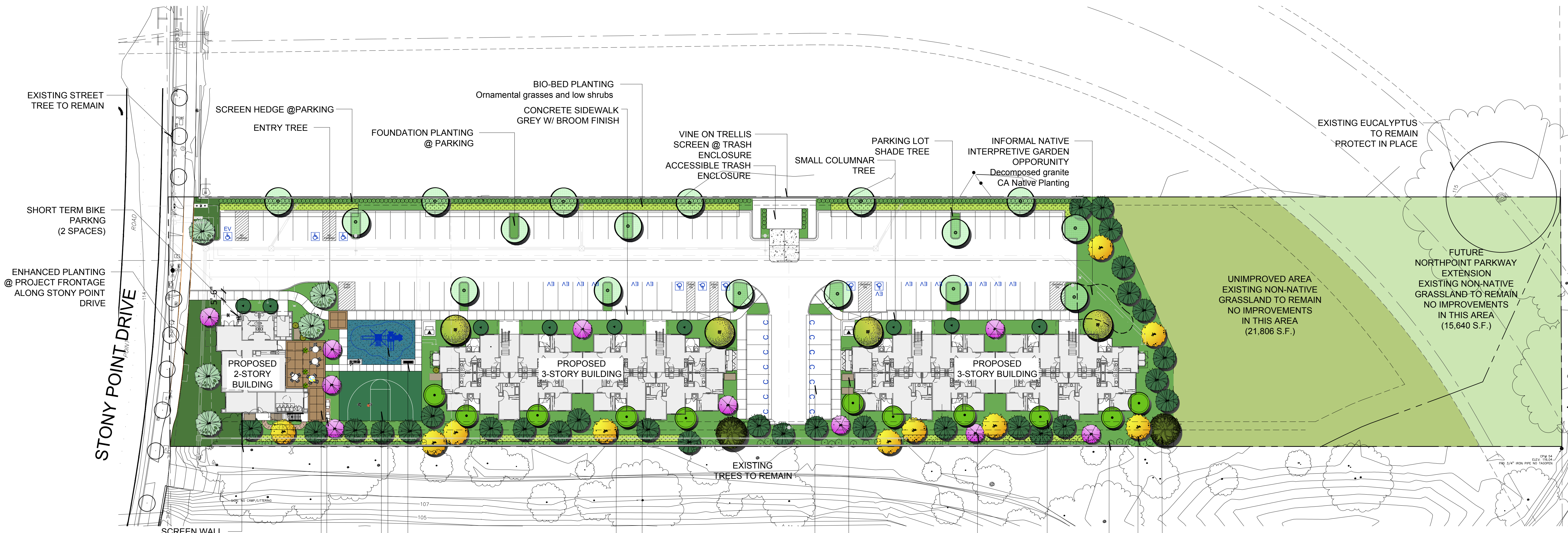
6. Roofing : Certaineed
Style: Landmark Solaris or Similar
Color: Birchwood or Similar



7 Trim: AMSCO
Style: Studio Series Vinyl or Similar
Color: White or Similar



8. Corrugated Metal Siding
Centria Ecoscreen CC-620 or Similar



PLANTING LEGENDS

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	PARKING SHADE TREE <i>Rhus lancea</i> - African Sumac	24" box	18	L	Standard
	ENTRY TREE <i>Olea europaea</i> - Olive	24" Box	5	L	Standard
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" Box	4	L	Standard
	EVERGREEN CANOPY TREE <i>Quercus agrifolia</i> - Coast live oak <i>Quercus lobata</i> - Valley Oak	24" Box	29	L	Standard
	<i>Umbellularia californica</i> California Bay Laurel	24" Box	9		
	ACCENT TREE <i>Cercis canadensis</i>	24" Box	10		
	DECIDUOUS TREE <i>Platanus racemosa</i> - California Sycamore	24" Box	10		
	UPRIGHT VERTICAL TREE <i>Tristania conferta</i> - Brisbane Box	24" Box	11		
	LARGE CANOPY TREE <i>Sequoia sempervirens</i> - Coast Redwood	24" Box	2		

98 - TOTAL TREES

SHRUBS - LARGE - PER PLAN					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Heteromeles arbutifolia</i> Toyon	5 Gal		L	
	<i>Ligustrum texanum</i> Texas Privet	5 Gal		M	
	<i>Rhamnus californica</i> Coffeeberry	5 Gal		L	
	<i>Rhus integrifolia</i> Lemonadeberry	5 Gal		L	
	<i>Salvia</i> spp. Sage	5 Gal		L	
	<i>Westringia fruticosa</i> 'Blue Gem' Blue Gem Coast Rosemary	5 Gal		L	

SHRUBS - MEDIUM - 8,754 s.f. APPROX. +/- 1,125 PLANTS @ 36" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal	30" O.C.	L	
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gal		L	
	<i>Raphiolepis i. 'Clara'</i> White Hawthorne	5 Gal		L	
	<i>Viburnum Spring Bouquet'</i> Spring Bouquet Viburnum	5 Gal		L	
	<i>Ribes viburnifolium</i> Evergreen Currant	5 Gal		L	

GROUND COVER/GRASSES - 20,426 S.F. APPROX. +/- 1,475 PLANTS @ 48" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Festuca mairei</i> Atlas Grass	1 Gal	48" O.C.	L	
	<i>Muhlenbergia rigens</i> Deer Grass	1 Gal	48" O.C.	L	
	<i>Rosa 'Flower Carpet' -Red</i> Red Flower Carpet Rose	5 Gal	30" O.C.	M	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Baccharis p. 'Twin Peaks'</i> Dwarf Coyote Bush	1 Gal	48" O.C.	L	
	<i>Myoporum parvifolium 'Putah Creek'</i> Putah Creek Myoporum	1 Gal	36" O.C.	L	

BIO-RETENTION BASIN - 4,725 s.f. APPROX. +/- 2,425 PLANTS @ 18" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/QTY	WUCOLS	REMARKS
	<i>Achillea millefolium</i> Yarrow	1 Gal	18" O.C.	L	
	<i>Carex divulsa</i> Berkeley Sedge	1 Gal	18" O.C.	L	
	<i>Muhlenbergis rigens</i> Deer Grass	1 Gal	18" O.C.	L	
	<i>Juncus patens 'Elks Blue'</i> Elks Blue Rush	1 Gal	18" O.C.	L	
	<i>Leymus condensatus 'Canyon Prince'</i> Canyon Prince Rye grass	1 Gal	18" O.C.	L	

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

LANDSCAPE AREA TABLE - INCLUDED AREA = 125,990 or 2.9 a.c.		
AREA	AREA	PERCENTAGE
BUILDINGS	18,150 S.F.	14%
HARDSCAPE	41,215 S.F.	33%
LANDSCAPE	29,180 S.F.	23%
UNDEVELOPED OPEN SPACE AREA	37,445 S.F.	30%
OVERALL TOTAL		100%

PARKING LOT TREE TABLE		QTY.
REQUIRED 1 TREE PER 5 STALLS -97 STALLS		18
PROVIDED (STALLS)		18
TOTAL		

GENERAL NOTES:

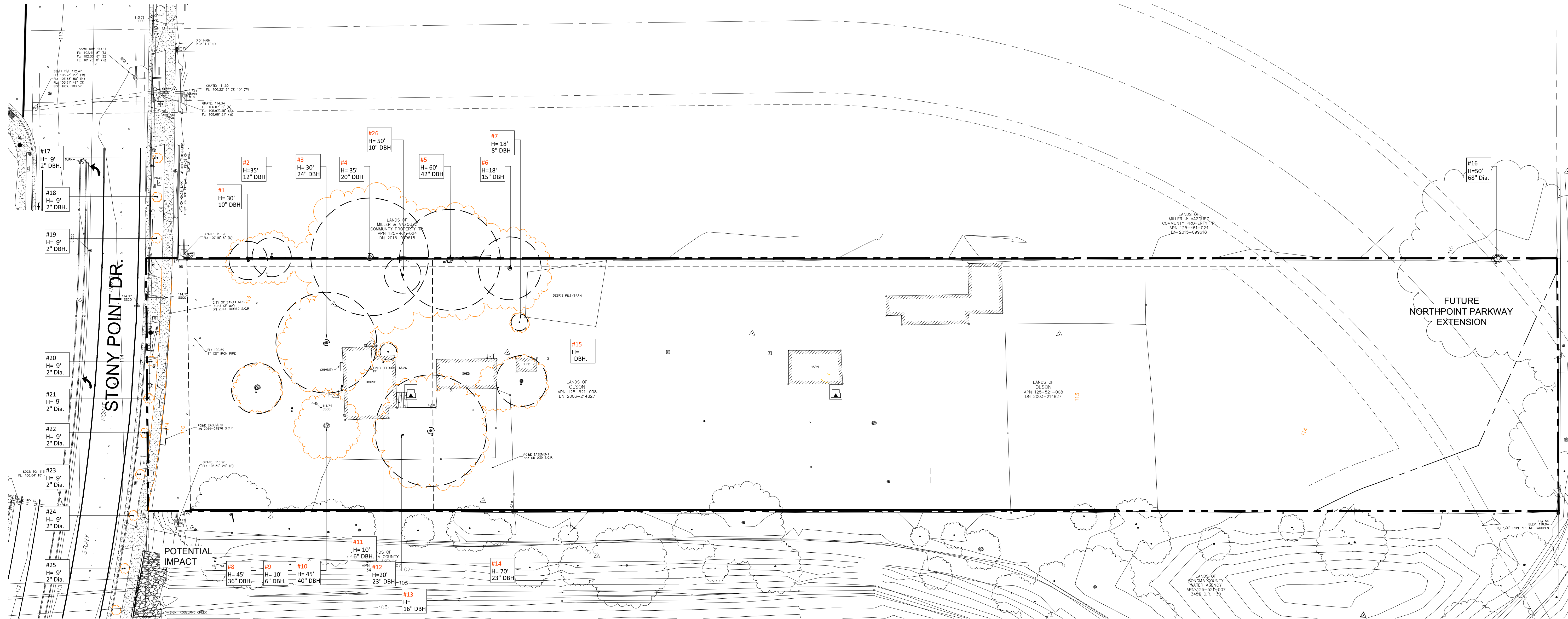
- All Trees within 5' of hardscape to have a 12" deep linear root barrier.
- All non-turf landscape areas to receive a 3" layer of shredded organic mulch. Groundcover areas to receive 2" layer Unless otherwise noted on the plan.
- All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
- Soil compaction to be no greater than 85% on landscape areas.
- Surface run-off in landscape areas to flow at 2% minimum away from structures to approved drainage system
- All finish grades to be 1 1/2" below finish surface paving.
- Agronomical soil testing report to be provided by contractor.
- Landscape irrigation equipment to be drip low-flow type that satisfies the City adopted Water Efficient Landscape Ordinance (WELO).
- Landscape and Irrigation shall confirm to Section 20-34 of the City of Santa Rosa Zoning Code.
- All on-site utilities to be screened to be screen from view.

STONY POINT FLATS CONCEPTUAL LANDSCAPE PLAN L1.0

INTEGRITY HOUSING & PHOENIX DEVELOPMENT SANTA ROSA, CALIFORNIA

Scale: 1"=30'-0" Date: JULY 12, 2021





TREE INVENTORY							
Tree #	Botanical Name	Common Name	HEIGHT	DBH	CONDITION	PROTECTED	REMOVE
1	Quercus lobata	Valley Oak	30 ft.	10 in.	Fair		YES
2	Quercus lobata	Valley Oak	35 ft.	12 in.	Fair		YES
3	Pinus radiata.	Pine	40 ft.	24 in.	Fair		YES
4	Pinus radiata.	Pine	35 ft.	20 in.	Fair		YES
5	Pinus radiata.	Pine	60 ft.	36 in.	Fair		YES
6	Quercus spp.	Oak	18 ft.	15 in.	Fair		YES
7	Quercus spp.	Oak	18 ft.	8 in.	Fair		YES
8	Sequoia sempervirens	Coast Redwood	45 ft.	36 in.	Fair		YES
9	Ornamental Tree	Fruit	8 ft.	9 in.	Fair		YES
10	Sequoia sempervirens	Coast Redwood	45 ft.	12 in.	Fair		YES
11	Camellia japonica	Camellia	10 ft.	6 in.	Fair		YES
12	Sequoia sempervirens	Coast Redwood	45 ft.	18 in.	Fair		YES
13	Tree Stump	Unknown	1 ft.	20 in.	Dead		YES
14	Sequoia sempervirens	Coast Redwood	70 ft.	23 in.	Good		NO
15	Quercus lobata	Valley Oak					NO
16	Eucalyptus citriodora	Lemon Eucalyptus	70 ft.	68 in.	Good	NO	NO
17	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
18	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
19	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
20	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
21	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
22	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
23	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
24	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
25	Pistachia chinensis (Street Tree)	Chinese Pistache	9 ft.	2 in.	Good	NO	NO
26	Quercus spp.	Oak	50 ft.	10 in.	Fair		YES

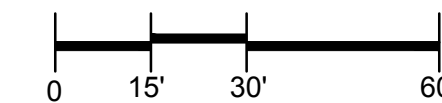
STONY POINT FLATS

INTEGRITY HOUSING & PHOENIX DEVELOPMENT

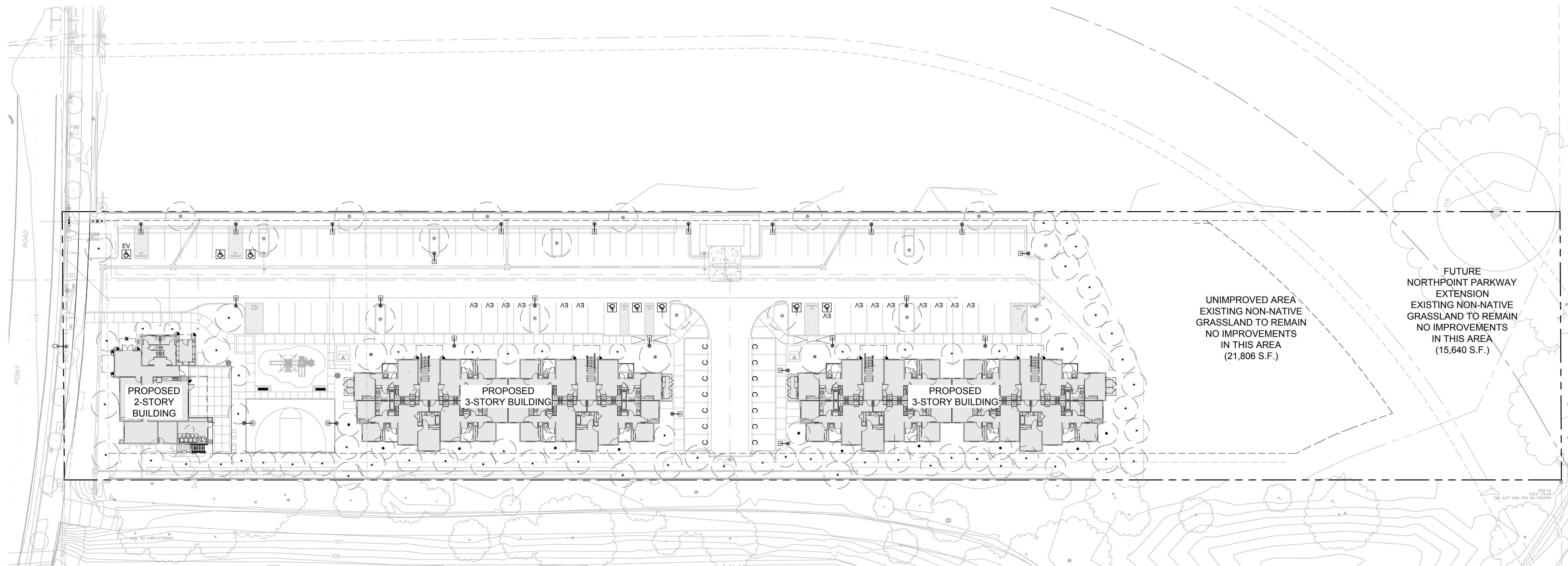
EXISTING TREE INVENTORY PLAN L2.0

SANTA ROSA, CALIFORNIA

Scale: 1"=30'-0" Date: JULY 12, 2021



Brea, CA 92621
(949) 683-3110



LIGHT FIXTURE LEGEND:
(FOR INFORMATION ONLY - SEE ELECTRICAL ENGINEER PLANS FOR INSTALLATION PURPOSES)

SYMBOL	TYPE/ LOCATION	MANUFACTURER/ CATALOG #	LAMP/ LOAD	VOLTS	MOUNTING/NOTES
	DRIVEWAY THEME POLE LIGHT	TBD	LED	120V	
	PEDESTRIAN POLE LIGHT	TBD	TBD	120V	POST TOP MOUNT MODEL: TBD
	WALL SCONCE	BY ARCHITECT VERIFY LOCATIONS	-	-	-
	EXISTING COBRA HEAD STREET LIGHT	-	-	-	-
	120 VOLT ELECTRICAL POWER for IRRIGATION CONTROLLER	TO BE PROVIDED BY OTHERS. FIELD VERIFY ACTUAL LOCATION.			
	SYMBOL INDICATES PROPOSED TREE LOCATION				

POINT-OF-CONNECTION and ELECTRICAL PANEL NOTE:
ELECTRICAL POINT-OF-CONNECTION and ELECTRICAL PANEL TBD

REFERENCE NOTE:
PLANS ARE FOR REFERENCE ONLY. SEE ELECTRICAL PLANS PREPARED BY ELECTRICAL ENG.

STONY POINT FLATS

INTEGRITY HOUSING & PHOENIX DEVELOPMENT

CONCEPTUAL LIGHTING PLAN

SANTA ROSA, CALIFORNIA

L3.0

Scale: 1"=30'-0" Date: JULY 12, 2021



Brea, CA 92821
(949) 683-3110

GENERAL

1. ALL WORK SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS 2019 TITLE 24, 2017 N.E.C., & 2019 C.E.C. AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH CBC 2019 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 TO 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 MANUFACTURER'S SPECIFICATIONS / INSTRUCTIONS, 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 OWNER'S 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/PRECONSTRUCTION MEETING TO REVIEW AND DISCLOSE ALL DISCREPANCIES, OMISSIONS AND/OR CLARIFICATION RELATED TO THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS NOTED BY CONTRACTOR AND OR/OWNER AS PART OF THE PRECONSTRUCTION COORDINATION PROCESS.
9. REFER AND REVIEW TO THE: PLUMBING, MECHANICAL/HVAC, LOW VOLTAGE, COMMUNICATION, ACCESS CONTROL, INTERIOR DESIGN, ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO, AND DURING, THE ELECTRICAL INSTALLATION TO ENSURE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED DISTRIBUTION PATHWAY ARE CLEAR OF AND COORDINATED WITH THE OTHER TRADES INSTALLATION REQUIREMENTS.
10. ALL HORIZONTAL AND VERTICAL PIPING, CONDUITS, AND DUCTS INTROUGHING 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 CONSULTANT'S (NOTE 8) DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNDER THIS SCOPE OF WORK.
12. ALL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED TESTING AGENCY AND SUPPORTED ACCORDING TO APPLICABLE OSHA REQUIREMENTS.
13. CONTRACTOR TO WARRANTY ALL WORK COMPLETED FOR A PERIOD OF ONE YEAR AFTER THE OWNER'S ACCEPTANCE DATE. ANY LABOR OR MATERIALS REQUIRED TO CORRECT FAULTY OR DEFECTIVE WORK WITHIN THE WARRANTY PERIOD SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. ANY WORKMANSHIP OR EQUIPMENT FOUND TO BE FAULTY OR DEFICIENT DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
14. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, "AS-BUILTS" CONSTRUCTION DRAWINGS, ETC., SHALL BE TURNED OVER TO THE OWNER WITHIN 30 DAYS OF THE COMPLETION OF 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 OWNER'S RECORD AT THE COMPLETION OF THE JOB.
16. PROVIDE THE OWNER WITH 1 COPY OF ALL OPERATION AND MAINTENANCE MANUALS FOR LIGHTING, LIGHTING CONTROL, AND ELECTRICAL SYSTEMS.
17. LABEL ELECTRICAL SERVICE EQUIPMENT WITH THE MAXIMUM AVAILABLE FAULT CURRENT AT THE INCOMING TERMINALS OF THE EQUIPMENT PER CEC 110.24.
18. PROPERLY LABEL ALL ELECTRICAL ROOMS / CABINETS, ELECTRICAL PANELS, TIME SWITCHES, PANEL SCHEDULES, AND MULTI-GANG METERS WITH LAMINATED PLACARDS. ADDITIONALLY, PROVIDE ALL LABELING AND PLACARDS AT SPECIFIC LOCATIONS INDICATED IN THE CONTRACT DOCUMENTS.
19. CONTRACTOR SHALL VISIT THE SITE, VERIFY THE EXACT CONDITIONS RELATING TO THE WORK AND SHALL OBTAIN SUCH INFORMATION AS MAY BE NECESSARY TO PRESENT A CONCLUSIVE BID. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE. DUE TO FAILURE OF THE CONTRACTOR TO MAKE SUCH A FIELD VERIFICATION. BY SUBMITTING A PROPOSAL FOR THE WORK INCLUDED IN THE CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE THE FIELD VERIFICATION AND ACCEPTS ALL JOB SITE CONDITIONS.
20. FINAL LOCATIONS OF EQUIPMENT AND/OR DEVICES SHALL BE VERIFIED WITH THE OWNER/ARCHITECT PRIOR TO ROUGH-IN.
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 UNDERWRITER'S LABORATORIES, AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER MANUFACTURERS' RECOMMENDATIONS.
23. CONTRACTOR SHALL SECURE ANY PAY FOR ALL NECESSARY BUILDING PERMITS. CONTRACTOR SHALL COORDINATE TEMPORARY CONSTRUCTION REQUIREMENTS INCLUDING POWER, SECURITY, STORAGE, SAFETY, ETC. WITH ALL TRADES PRIOR TO COMMENCING CONSTRUCTION. INCLUDE ALL OF THESE COSTS IN THE BID.
24. ALL TRADE LABOR SHALL BE DISCIPLINE TRAINED, COMPETENT AND SKILLED PERSONNEL. PERFORM ALL WORK CONSISTENT WITH THE BEST POSSIBLE TRADE PRACTICES WITH ADHERENCE TO ALL OSHA GUIDELINES.
25. WHERE A CONFLICT OCCURS BETWEEN THIS SPECIFICATION AND OTHER SPECIFICATIONS ISSUED AS A PART OF THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
26. ALL ADDENDA AND CHANGE ORDERS MUST BE APPROVED BY THE OWNER IN ADVANCE OF STARTING THE WORK.

27. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO: SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, ALL LIGHTING FIXTURES AND ASSOCIATED CONTROLS. SUBMITTALS SHALL BE MADE TO THE ARCHITECT AS SOON AS IS PRACTICABLE AFTER AWARD OF CONTRACT.

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. IN RATED WALLS, ELECTRICAL OUTLET BOXES SHALL NOT EXCEED 16 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL. THE OUTLET SHALL BE INSTALLED MINIMUM 24" HORIZONTAL SEPERATION DISTANCE ON OPPOSITE SIDES OF A 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 NQOD (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 MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
15. REFER TO ACOUSTICAL ANALYSIS / SPECIFICATIONS; PROVIDE PUTTY PADS OR OTHER SYSTEMS AS REQUIRED FOR SOUND ATTENUATION.
16. FOR DEVICES WITH SIMILAR FIRE BARRIER REQUIREMENTS. IF THE DENSITY OF OUTLET OPENINGS EXCEEDS 100 SQ. IN. FOR ANY 100 SQ.FT. OF WALL, THEN PUTTY PADS ARE REQUIRED FOR THE ENTIRE WALL.
17. PROVIDE EXPANSION AND DEFLECTION FITTINGS, WITH BONDING JUMPERS AT ALL BUILDING EXPANSION OR SEISMIC JOINT CROSSING.
18. WIRING SIZE PER CIRCUIT BREAKER TRIP SETTING AND NEC TABLE 310-16. ALL CONDUCTORS ARE MINIMUM #12 THN/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 SHAFT) SHALL BE TYPE CL2R OR CL3R (CLASS 2 OR 3 RESPECTIVELY). CABLES INSTALLED IN CABLE TRAYS MAY BE TYPE PLTC, CL3P, CL3R, CL3, CL2P, CL2R, OR CL2.
24. WHERE MORE THAN TWO NM CABLES ARE INSTALLED THROUGH WOOD FRAMING, SUCH AS TOP OR BOTTOM PLATES WHERE THE OPENING IS SEALED WITH INSULATION OR SEALING (FIRE RATED) 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 CEILING SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING FIXTURES. THE CONTRACTOR SHALL VERIFY THE FIXTURE VOLTAGE WITH THE LIGHTING PLAN AND ORDER FIXTURES WHICH WILL OPERATE AT THE VOLTAGE TO WHICH THEY ARE CONNECTED.
2. ALL HANDICAP UNIT LIGHTING SWITCHES, RECEPTACLES, THERMOSTATS, AND OTHER CONTROLS SHALL BE LOCATED NO HIGHER THAN +48" AND NO LOWER THAN +15". ON THE KITCHEN COUNTER OR BATHROOM LAVATORY MAXIMUM HEIGHT FOR RECEPTACLES SHALL BE +44". SEE MOUNTING DIAGRAM AS PART OF THIS SET.
3. RECESSED LIGHTING FIXTURES WITH DIRECT CONTACT WITH INSULATION SHALL BE TYPE IC (LISTED BY RECOGNIZED TESTING AGENCY). RECESSED NON-TYPE IC FIXTURES SHALL HAVE A MINIMUM OF 3" CLEAR FROM INSULATION AND 1" FROM COMBUSTIBLE MATERIALS (NON-TYPE IC RECESSED FIXTURES ARE NOT PERMITTED IN RESIDENTIAL UNITS).
4. RECESSED LIGHTING IN RATED ASSEMBLIES SHALL BE EITHER "FIREBOXED" TO MAINTAIN THE RATING OF THE ASSEMBLY OR UTILIZE A LISTED FIXTURE WITH ENCLOSURE THAT MAINTAINS THE ORIGINAL RATING OF THE ASSEMBLY.
5. LIGHT FIXTURE RECESSED IN CEILINGS WHICH HAVE A ONE HOUR OR MORE FIRE RATING SHALL BE ENCLOSED IN A BOX WHICH HAS A FIRE RATING (IC) EQUAL TO THAT OF THE CEILING. PROVIDE MINIMUM OF 3" CLEAR FROM ALL SIDES AND TOP OF ENCLOSURE TO CEILING. LIGHTING FIXTURES IN CONTACT WITH INSULATION TO BE U.L LISTED FOR THERMAL BARRIER "CHICAGO PLENUM". ALL BALLASTS FOR INDOOR 4 FT. FLUORESCENT IN COMMON AREA SUCH AS RECREATION, MAINTENANCE BLDG., SHALL BE "ENERGY SAVING TYPE" CBM AND U.L. LISTED.
6. CEILING INSULATION SHALL BE INSTALLED TO ALLOW 3" MINIMUM CLEARANCE FROM SIDES AND TOP OF RECESSED LIGHT FIXTURES.
7. RECESSED LIGHTING FIXTURE IN 1 HR. RATED AREAS REQUIRE BOX BOARD SHELL MINIMIZE PENETRATIONS INTO 1 HR. WALL BETWEEN 2 DWELLING UNITS. INSTALL NMC IN CONDUIT AND SEAL WITH PLASTER, OR FIRE CAULK, INSIDE THE ENDS OF CONDUIT (TO PREVENT SPREAD OF SMOKE OR 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 8" FROM FINISH FLOOR TO BOTTOM OF SIGN AND 4" FROM DOOR FRAME TO CLOSEST EDGE OF SIGN. PROVIDE LOW LEVEL EXIT SIGNS AS REQUIRED PER CODE.
21. ALL FIXTURES INDICATED WITH "COLOR AS SELECTED BY THE ARCHITECT" SHALL BE PROVIDED WITH CUSTOM COLORS PER THE ARCHITECT. SUBMIT SAMPLE COLOR CHIPS TO THE ARCHITECTS PRIOR TO ORDERING FIXTURES. TRIM RINGS FOR RECESSED DOWNLIGHTS SHALL BE COLOR AS SELECTED BY THE ARCHITECT. VERIFY COLOR SELECTION WITH THE ARCHITECT.
22. FOR OUTDOOR LIGHTING BRANCH CIRCUITS FROM BUILDING, INSTALL A RECESSED 4S, 2 1/8" (MIN) DEEP J-BOX WITH 2-GANG SWITCH RING GASKET WEATHERPROOF BLANK METAL COVER AT +12" TYPICAL.
23. POLE LIGHT AND POLE BASE COVER SHALL BE PRIMED WITH ONE COAT OF IRON OXIDE RUST - INHIBITIVE PRIME BASE COVER SHALL BE TWO PIECE HYDRO FORMED ALUMINUM BAKED POWDER URETHANE FINISHED COAT SELECT BY OWNER AND PAINTED BY MANUFACTURER. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE BASE POLE DIMENSIONS.
24. EXTERIOR LIGHTING SHALL BE "DARK/NIGHT SKY" COMPLIANT AS DEFINED AND ADOPTED BY THE LOCAL AHJ. AT A MINIMUM, THE LIGHT SOURCE SHALL BE SHIELDED AND NOT DIRECTLY VISIBLE AS DETERMINED BY THE AHJ.

MECHANICAL SYSTEM

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 8#14-CU CABLE FROM FAN COIL (FAU) TO HEAT PUMP (CONDENSING UNIT) AND INSTALL FUSIBLE DISCONNECT SWITCH NEMA -3R IN-LINE OF SIGHT OF EQUIPMENT. INSTALL FUSE(S) AS INDICATED ON NAME PLATE.
4. ALL EQUIPMENT, ENCLOSURES, DEVICES, DISCONNECT SWITCHES, CONNECTIONS, ETC. LOCATED ON THE ROOF SHALL BE WEATHERPROOF - NEMA 3R.
5. DISCONNECT SWITCHES SHALL BE HEAVY DUTY HORSEPOWER RATED. SIZE SWITCH AND FUSED PER THE NAMEPLATE VALUE ON THE MECHANICAL UNIT.

FIRE ALARM

1. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH FIRE ALARM CONTRACTOR TO PROVIDE ALL BOXES, CONDUIT AND WIRING AS INDICATED ON THE APPROVED CONTRACTOR FIRE ALARM DRAWINGS.
2. THE REQUIRED SMOKE DETECTOR SHALL BE ON A PERMANENT WIRING WITHOUT ANY DISCONNECTING SWITCH - OTHER THAN THOSE FOR OVERCURRENT PROTECTION, INTERCONNECTED WITH ELECTRICAL CONTRACTOR SUPPLIED BATTERY BACK UP.
3. FIRE ALARM DRAWINGS, WHEN ATTACHED TO THIS PACKAGE, ARE FOR A REFERENCE ONLY. ELECTRICAL CONTRACTOR AND FIRE ALARM CONTRACTOR SHALL PREPARE FIRE ALARM DRAWINGS, LOCATING ALL DEVICES ROUTING OF CONDUIT INDICATING ALL WIRING. PREPARE VOLTAGE DROP AND BATTERY CALCULATIONS, ALL TO COMPLY WITH LOCAL FIRE DEPARTMENT REQUIREMENTS AND SUBMIT TO FIRE DEPARTMENT FOR APPROVAL. THE APPROVED DRAWINGS SHALL BE USED BY THE ELECTRICAL CONTRACTOR TO INSTALL ALL FIRE ALARM DEVICE BOXES, CONDUIT, ETC. AT NO ADDITIONAL COST TO OWNER.
4. 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 R68U TYPE COAXIAL CABLE TRANSMISSION LINE (CONFIRM EXACT CABLE TYPE WITH COMMUNICATIONS VENDOR FOR THE PROJECT) WITH INDIVIDUAL HOMERUNS FROM COMMUNICATIONS MPOE ROOM TO CATV TERMINAL SERVICE BOX AT IDF ROOMS AND TO UNIT HSD BOX.
4. PROVIDE A MINIMUM OF A 4FT X 8FT X 3/4IN FIRE RATED PLYWOOD BACKBOARD IN EACH MPOE AND IDF ROOM, WITH A #6 COPPER (MIN) GROUND BONDED TO BUILDING GROUNDING SYSTEM. PROVIDE A DEDICATED QUAD PLEX RECEPTACLE PROTECTED BY A DEDICATED 20A/1P CIRCUIT IN THE MPOE AND EACH IDF ROOM, FOR THE CATV / PHONE PROVIDERS. FOR EXACT SIZE AND MORE DETAILS, REFER TO LOW VOLTAGE CONSULTANT.
5. CONTRACTOR TO VERIFY MIN. DIMENSIONS REQUIRED FOR EQUIPMENT SIZES & CLEARANCES IN THE ELECTRICAL ROOM WITH ACCOMMODATION FOR LOW VOLTAGE, GAS, ETC. WHEN APPLICABLE PRIOR TO PLACING THE ORDER FOR SUCH EQUIPMENT & REPORT ANY DISCREPANCY TO THE OWNER, ARCHITECT & ENGINEER. AN APPROVED EQUIPMENT SUBMITTAL IS NOT A CONTRACTOR VERIFICATION OF EQUIPMENT CLEARANCES AND DIMENSIONS AT THE ELECTRIC ROOM - AS REQUIRED ABOVE.
6. PENETRATIONS IN PARTY WALLS SHALL BE ACOUSTICALLY SEALED WITH "POLYOEL" 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).

ELECTRICAL SHEET INDEX		
NO.	SHEET	DESCRIPTION
1	E-0.1	SHEET INDEX & GENERAL NOTES
2	E-0.2	ABBREVIATIONS & SYMBOL LIST
3	E-0.3	DETAILS
4	E-0.4	SITE LIGHTING GENERAL NOTES
5	E-1.1	SITE LIGHTING PLAN - 3D VIEW
6	E-1.2	PHOTOMETRIC SITE PLAN
7	E-1.3	LIGHTING SPECIFICATIONS
8	E-2.1	TITLE 24 LTO OUTDOOR FORMS



15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



DATE SIGNED: 07/18/21
RESTRICTIVE NOTICE
THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECT OF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP
© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:

Stony Point Flats

NOT FOR BID OR CONSTRUCTION

DEVELOPER:
Integrity Housing

ARCHITECT:
KTYG Group, Inc.

LOCATION:
Santa Rosa
Sonoma
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
SHEET INDEX & GENERAL NOTES

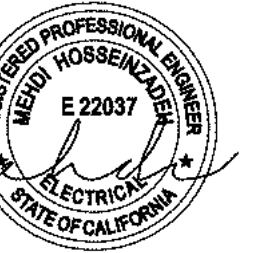
PROJECT NUMBER:
65818

ENGINEER:
DRAFTER:

SHEET NUMBER:

E-0.1

ISSUED DATE: XXXXXX



DATE SIGNED: 07/18/21

RESTRICTIVE NOTICE

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

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

PROJECT:

Stony Point Flats

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Integrity Housing

ARCHITECT:

KTYG Group, Inc.

LOCATION:

Santa Rosa
 Sonoma
 CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

DETAILS

PROJECT NUMBER:

65818

ENGINEER:

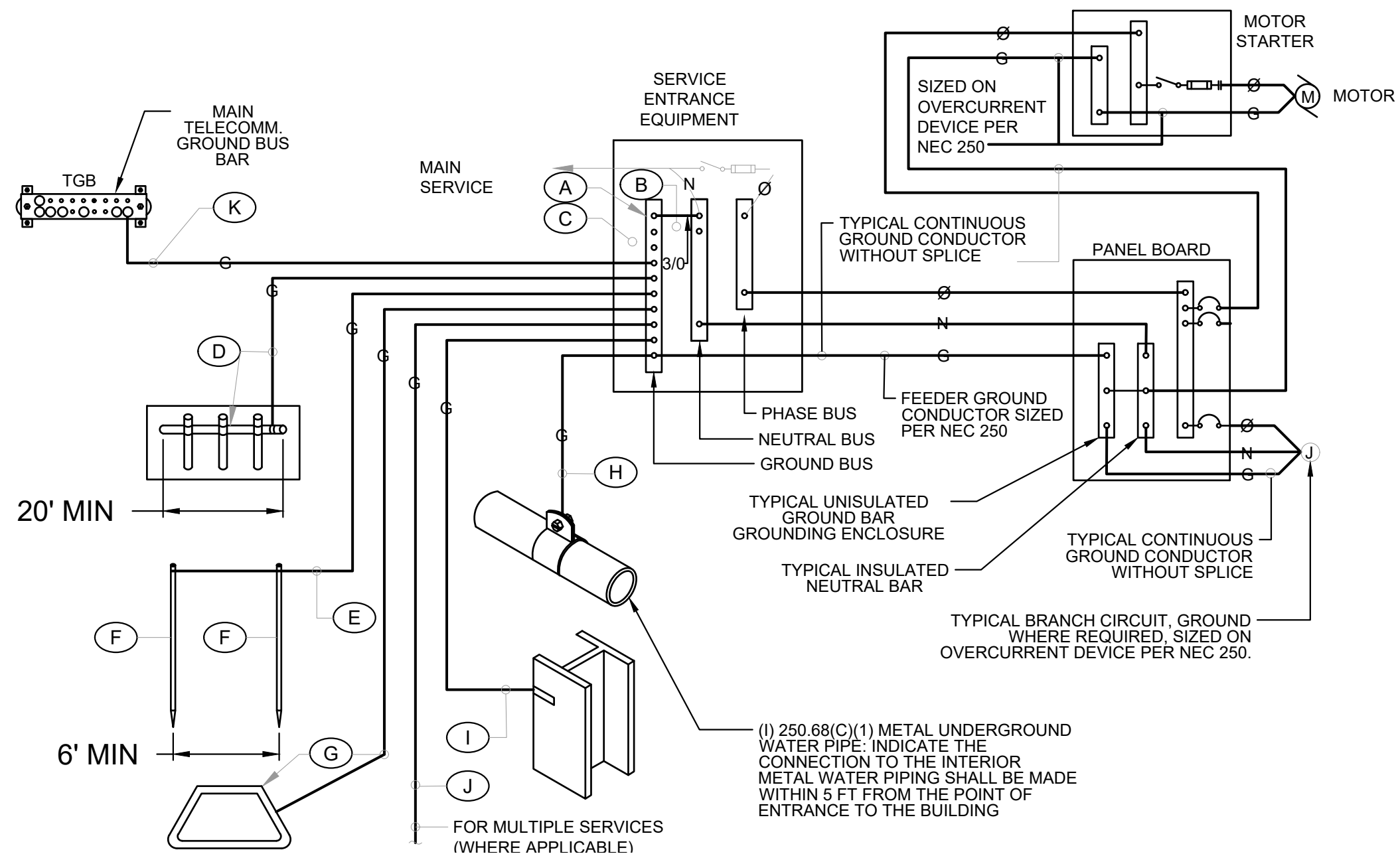
DRAFTER:

SHEET NUMBER:

E-0.3

GROUNDING SCHEDULE											
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
	FACTORY INSTALLED GROUND BUS BAR	INTEGRATED BUS BAR MAIN BOND 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 STEEL BONDING CONDUCTOR	MULTIPLE SERVICE BONDING CONDUCTOR	TELEPHONE SYSTEM BONDING CONDUCTOR
REFERENCE	N.E.C 250.102	N.E.C 250.102	N.E.C 250.50(c) 250.66(b)	N.E.C 250.50(c) 250.66(b)	N.E.C Table 250.66	N.E.C 250.52(A)(S)	N.E.C 250.50(d) 250.66(c)	N.E.C 250.50(a) 250.66	N.E.C 250.50(b) 250.66	N.E.C 250.66	
200 AMP AND LESS	#4	#4	#4	#4	#4	3/4" x 10'	#2	#4	#4	#4	#6
225 AMP	#2	#2	#4	#4	#2	3/4" x 10'	#2	#2	#2	#2	#6
400 AMP	#1/0	#1/0	#4	#4	#1/0	3/4" x 10'	#1/0	#1/0	#1/0	#1/0	#6
600 AMP	#2/0	#2/0	#4	#4	#3/0	3/4" x 10'	#2/0	#2/0	#2/0	#2/0	#6
800 AMP	#3/0	#3/0	#4	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
1000 AMP	#3/0	#3/0	#4	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
1200 AMP	250kcMIL	250kcMIL	#4	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
1600 AMP	350kcMIL	350kcMIL	#4	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
2000 AMP	400kcMIL	400kcMIL	#4	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
2500 AMP	500kcMIL	500kcMIL	#4	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
3000 AMP	500kcMIL	500kcMIL	#4	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6

SHALL BE SIZED TO ACCOMMODATE ALL GROUND WIRE LUGS AS INDICATED ON GROUNDING DIAGRAM AND REFERENCED ELSEWHERE ON PLANS OR SPECIFICATIONS



GROUNDING SYSTEM GENERAL NOTES

- THE GROUNDING ELECTRODE SYSTEM SHALL CONSIST OF ITEMS A, B, C, D, E, F AND G WHERE APPLICABLE.
- ITEMS H, AND J MUST BE BONDED TOGETHER AND TO THE GROUNDING ELECTRODE SYSTEM WHEN THEY ARE PRESENT.
- 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 UNLISTED COPPER TO RE - BAR CLAMP (SUCH AS GRAVES JONES BOND SYSTEM) IS AN APPROVED ALTERNATIVE.
- THIS DETAIL IS PROVIDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 250, PERTAINING TO THE "GROUNDING ELECTRODE SYSTEM".
- ALL SPLICING SHALL BE ACCOMPLISHED VIA EXOTHERMIC WELD (CAD - WELD) ONLY.
- ALL CONDUCTOR SIZING INDICATED ON THE GROUNDING SCHEDULE ARE FOR COPPER CONDUCTORS, ALUMINUM IS NOT PERMITTED.
- ANY VARIANCES FROM THIS DIAGRAM AND ASSOCIATED SCHEDULE AND NOTES MUST BE REQUESTED AND APPROVED IN WRITING PRIOR TO INSTALLATION.
- ALL INSTALLATIONS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF N.E.C. ARTICLE 250 (ALL SUBPARAGRAPHS) AND ALL STATE AND LOCAL REQUIREMENTS.
- 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.

GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE

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

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

LED LAMPS:

BODINE #BSL23 OR #BSL722 OR EQUAL IF AVAILABLE

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

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

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

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

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

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

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

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

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

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

LIGHTING CONTROL SYSTEM REQUIREMENTS

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

GENERAL NOTES

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

1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
2. TIME CLOCK FOR SCHEDULING
3. MOTION SENSING CONTROLS FOR LIGHT LESS THAN OR EQUAL TO 24FIT

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

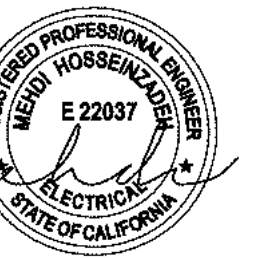
EXCEPTIONS: PER SECTION 140.7 LIGHTING FOR PUBLIC STREET.



15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



DATE SIGNED: 07/18/21

RESTRICTIVE NOTICE

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

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

PROJECT:

Stony Point Flats

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Integrity Housing

ARCHITECT:

KTGY Group, Inc.

LOCATION:

Santa Rosa
Sonoma
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING NOTES

PROJECT NUMBER:

65818

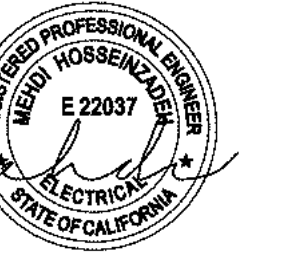
ENGINEER:

DRAFTER:

SHEET NUMBER:

E-0.4

ISSUED DATE: XXXXXX



DATE SIGNED: 07/16/21

RESTRICTIVE NOTICE

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

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

PROJECT:

Stony Point Flats

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Integrity Housing

ARCHITECT:

KTGY Group, Inc.

LOCATION:

Santa Rosa
 Sonoma
 CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN
 3D VIEW

PROJECT NUMBER:

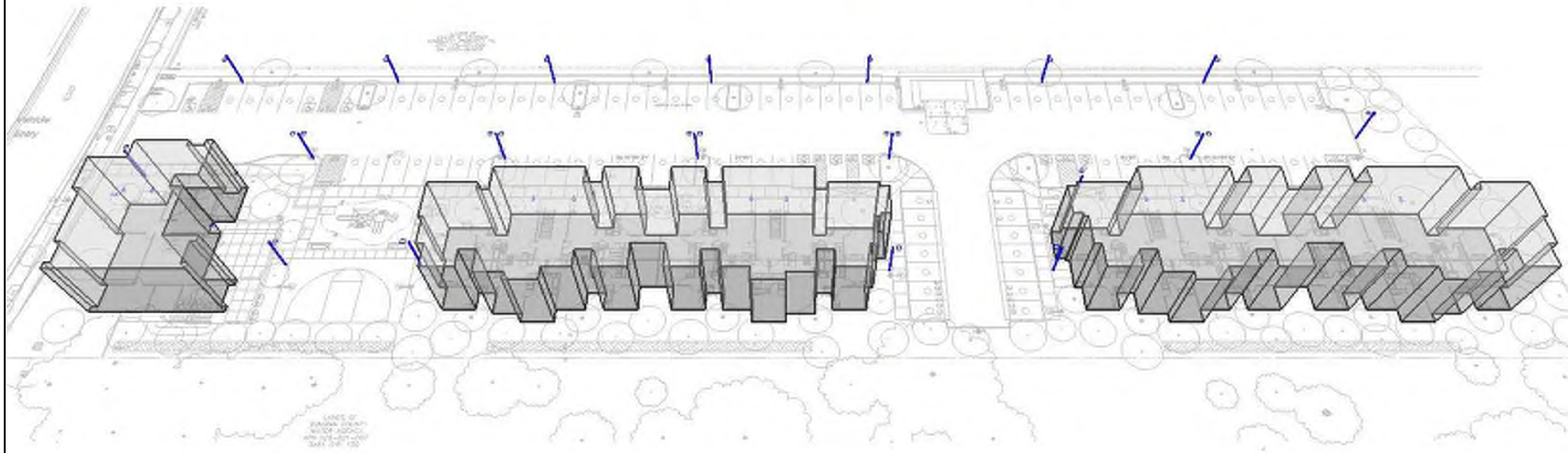
65818

ENGINEER:

DRAFTER:

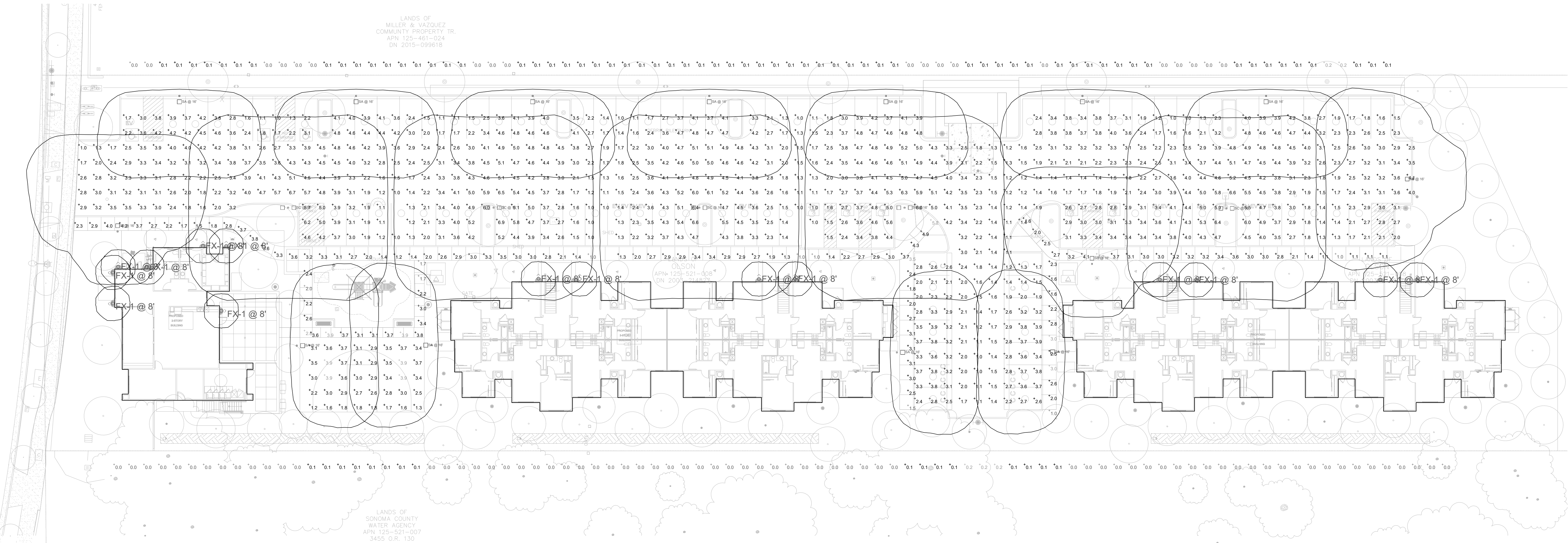
SHEET NUMBER:

E-1.1



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⤴ ○	FX-1	15	FC/SSL Lighting		4" Round Wall, Pendant or Surface Mounted Die-Cast Aluminum Cylinder for Single Direction Lighting Only	LED	1	FCC410W-120V-3K-1200-BZ-DLIES	987	0.8	13.4
□	SA	11	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-FT-30-70CRI-IL			1	MRS-LED-09L-SIL-FT-30-70CRI-IL.ies	5789	0.8	63
□	SB	3	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-FT-30-70CRI			1	MRS-LED-09L-SIL-FT-30-70CRI.ies	8945	0.8	63
□	SC	5	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-FT-30-70CRI			1	MRS-LED-09L-SIL-FT-30-70CRI.ies	8945	0.8	126

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Court Area	+	2.9 fc	3.9 fc	1.2 fc	3.3:1	2.4:1
Driveway	+	3.1 fc	7.3 fc	1.0 fc	7.3:1	3.1:1
Outside Property #1	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Outside Property #2	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Walkway #1	+	2.7 fc	5.2 fc	1.0 fc	5.2:1	2.7:1
Walkway #2	+	2.6 fc	3.5 fc	1.5 fc	2.3:1	1.7:1
Walkway #3	+	2.6 fc	4.2 fc	1.0 fc	4.2:1	2.6:1
Walkway #4	+	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Walkway #5	+	3.1 fc	3.9 fc	1.7 fc	2.3:1	1.8:1
Walkway #6	+	2.4 fc	2.8 fc	2.0 fc	1.4:1	1.2:1

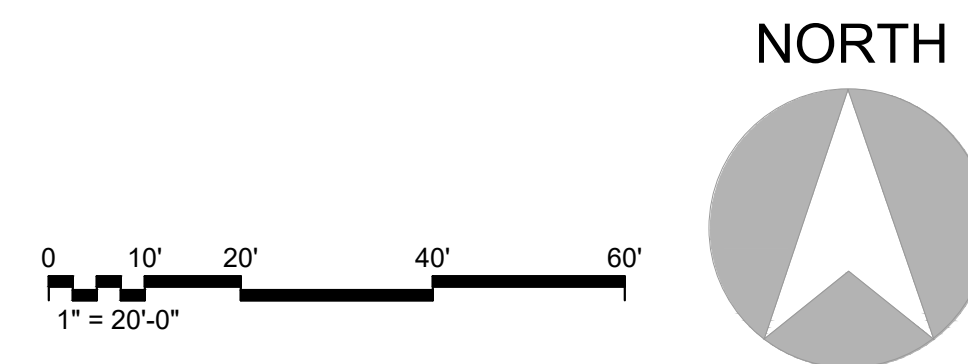


PHOTOMETRIC PLAN DISCLAIMER

RESULTS GENERATED BY THIS TOOL ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT ANY WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. THE CALCULATED RESULTS MAY BE DEPENDENT ON USER PROVIDED DATA OR DATA PROVIDED FROM PUBLICLY AVAILABLE SOURCES AND DO NOT TAKE INTO ACCOUNT ALL FACTORS AND CIRCUMSTANCES. PHOTOMETRIC VALUES HAVE BEEN CALCULATED USING METHODS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) AND/OR STANDARD INDUSTRY PRACTICE. PHOTOMETRIC CALCULATIONS PERFORMED USING THIS TOOL ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THE CALCULATED PHOTOMETRIC PERFORMANCE IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED, END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER.

GENERAL NOTES

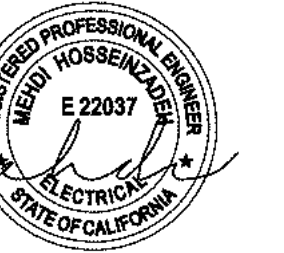
- ALL VEHICULAR DRIVE SURFACES, OPEN PARKING AREAS AND CARPORTS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS.
- ALL EXTERIOR COMMON AREA PEDESTRIAN WALKWAYS AND RECREATION AREAS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED 0.25 FOOT-CANDLE OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS.
- CLUSTER MAILBOXES, TRASH ENCLOSURES/AREAS, VENDING MACHINES, AND PUBLIC PHONES LOCATED ON THE EXTERIOR SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FIVE-FOOT RADIUS AT GROUND LEVEL, DURING THE HOURS OF DARKNESS.
- RECESSED AREAS OF BUILDING OR FENCES, WHICH HAVE A MINIMUM DEPTH OF TWO FEET, A MINIMUM HEIGHT OF FIVE FEET, AND DO NOT EXCEED SIX FEET IN WIDTH AND ARE CAPABLE OF HUMAN CONCEALMENT, SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED 0.25 FOOT-CANDLES OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS. THIS REQUIREMENT APPLIES TO DEFINED RECESSED AREAS WHICH ARE WITHIN SIX FEET OF THE EDGE OF DESIGNATED WALKING SURFACE WITH AN UNOBSTRUCTED PATHWAY TO IT, NOT HINDERED BY WALLS OR HEDGE ROW LANDSCAPING A MINIMUM OF TWO FEET IN HEIGHT.
- ACCESSIBLE LUMINAIRES UTILIZED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL HAVE VANDAL RESISTANT LIGHT FIXTURES AND BE NOT LESS THAN THREE FEET IN HEIGHT FROM THE WALKING SURFACE WHEN USED TO ILLUMINATE WALKWAYS AND A MINIMUM OF 78 INCHES IN HEIGHT ABOVE THE DRIVING SURFACE WHEN ILLUMINATING SURFACES ASSOCIATED WITH VEHICLES. LIGHT FIXTURES SHALL BE DEEMED ACCESSIBLE IF MOUNTED WITHIN 15 FEET VERTICALLY OR SIX FEET HORIZONTALLY FROM ANY ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM OR SIMILAR STRUCTURE.
- THE LIGHT SOURCE UTILIZED TO COMPLY WITH THIS SECTION TO MEET PARKING AND DRIVE SURFACE LIGHTING SHALL HAVE A RATED AVERAGE BULB LIFE OF NOT LESS THAN 10,000 HOURS.
- THE LIGHT SOURCE SHALL BE CONTROLLED BY A PHOTOCELL DEVICE OR A TIMECLOCK WITH AN ASTRONOMIC FEATURE.



15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



DATE SIGNED: 07/18/21

RESTRICTIVE NOTICE

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

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

PROJECT:

Stony Point Flats

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Integrity Housing

ARCHITECT:

KTGY Group, Inc.

LOCATION:

Santa Rosa
Sonoma
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

PHOTOMETRIC SITE PLAN

PROJECT NUMBER:

65818

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.2

ISSUED DATE: XXXXXX

15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



DATE SIGNED: 07/16/21

RESTRICTIVE NOTICE

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

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

PROJECT:
Stony Point Flats

NOT FOR BID OR CONSTRUCTION
DEVELOPER:
Integrity Housing

ARCHITECT:
KTGY Group, Inc.

LOCATION:
Santa Rosa
Sonoma
CA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
LIGHTING SPECIFICATION

PROJECT NUMBER:
65818

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-1.3

FC OUTDOOR LIGHTING

FCC400 Down Only, Standard Drivers without Battery Backup

Model: FCC400, Watts: 5 W (Max), 35 W (Max), 60 W (Max), 90 W (Max)

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: FCC400-10, Length: 10.5" height

FEATURES

- 10000 Lumen, 100 W, 100 LPM
- Clear acrylic tempered glass lens (3000)
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

PERFORMANCE

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

ELECTRICAL

Voltage: Universal 120-277V AC standard, 0-10V optional

FC OUTDOOR LIGHTING

FCC400 Down Only, Standard Drivers without Battery Backup

Model: FCC400, Watts: 5 W (Max), 35 W (Max), 60 W (Max), 90 W (Max)

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: FCC400-10, Length: 10.5" height

FEATURES

- 10000 Lumen, 100 W, 100 LPM
- Clear acrylic tempered glass lens (3000)
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

PERFORMANCE

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

ELECTRICAL

Voltage: Universal 120-277V AC standard, 0-10V optional

FC OUTDOOR LIGHTING

FCC400 Down Only, Standard Drivers without Battery Backup

Model: FCC400, Watts: 5 W (Max), 35 W (Max), 60 W (Max), 90 W (Max)

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: FCC400-10, Length: 10.5" height

FEATURES

- 10000 Lumen, 100 W, 100 LPM
- Clear acrylic tempered glass lens (3000)
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

PERFORMANCE

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

ELECTRICAL

Voltage: Universal 120-277V AC standard, 0-10V optional

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: MRS-LED-18L-SL-FT-40-70CR, Length: 17.83" height

FEATURES & SPECIFICATIONS

- Rugged die-cast aluminum housing
- 10000 Lumen, 100 W, 100 LPM
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

QUICK LINKS

Ordering Guide, Performance, Photometrics, Dimensions

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: MRS-LED-18L-SL-FT-40-70CR, Length: 17.83" height

FEATURES & SPECIFICATIONS

- Rugged die-cast aluminum housing
- 10000 Lumen, 100 W, 100 LPM
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

QUICK LINKS

Ordering Guide, Performance, Photometrics, Dimensions

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: MRS-LED-18L-SL-FT-40-70CR, Length: 17.83" height

FEATURES & SPECIFICATIONS

- Rugged die-cast aluminum housing
- 10000 Lumen, 100 W, 100 LPM
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

QUICK LINKS

Ordering Guide, Performance, Photometrics, Dimensions

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS (CONT)

MRS-LED-18L-SL-FT-40-70CR

LUMINAIRE DATA

Description: 4000 Kelvin, 70 CRI

ISO FOOTCANDLE

20' Mounting Height/20' Grid Spacing

5 FC, 10 FC, 15 FC, 20 FC, 25 FC

POLAR CURVE

20' Mounting Height/20' Grid Spacing

5 FC, 10 FC, 15 FC, 20 FC, 25 FC

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS (CONT)

MRS-LED-18L-SL-FT-40-70CR

LUMINAIRE DATA

Description: 4000 Kelvin, 70 CRI

ISO FOOTCANDLE

20' Mounting Height/20' Grid Spacing

5 FC, 10 FC, 15 FC, 20 FC, 25 FC

POLAR CURVE

20' Mounting Height/20' Grid Spacing

5 FC, 10 FC, 15 FC, 20 FC, 25 FC

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS (CONT)

MRS-LED-18L-SL-FT-40-70CR

LUMINAIRE DATA

Description: 4000 Kelvin, 70 CRI

ISO FOOTCANDLE

20' Mounting Height/20' Grid Spacing

5 FC, 10 FC, 15 FC, 20 FC, 25 FC

POLAR CURVE

20' Mounting Height/20' Grid Spacing

5 FC, 10 FC, 15 FC, 20 FC, 25 FC

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: MRS-LED-18L-SL-FT-40-70CR, Length: 17.83" height

FEATURES & SPECIFICATIONS

- Rugged die-cast aluminum housing
- 10000 Lumen, 100 W, 100 LPM
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

QUICK LINKS

Ordering Guide, Performance, Photometrics, Dimensions

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: MRS-LED-18L-SL-FT-40-70CR, Length: 17.83" height

FEATURES & SPECIFICATIONS

- Rugged die-cast aluminum housing
- 10000 Lumen, 100 W, 100 LPM
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

QUICK LINKS

Ordering Guide, Performance, Photometrics, Dimensions

FC OUTDOOR LIGHTING

Mirada Small Area Light (MRS)

Outdoor LED Area Light

Model: MRS-LED-18L-SL-FT-40-70CR, Watts: 18W, 35W, 60W, 90W

PHOTOMETRICS

Beam Spread: 18° (20°), 27° (30°), 36° (40°), 45° (50°)

PHYSICAL DIMENSIONS

Fixture: MRS-LED-18L-SL-FT-40-70CR, Length: 17.83" height

FEATURES & SPECIFICATIONS

- Rugged die-cast aluminum housing
- 10000 Lumen, 100 W, 100 LPM
- 0-10V dimming (standard)
- 0-10V V.A. dimming (standard)
- 10000 Lumen
- 10000 Lumen

QUICK LINKS

Ordering Guide, Performance, Photometrics, Dimensions

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Stony Point Flats Report Page: (Page 3 of 7)
Project Address: Date Prepared: 7/28/2021

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
For new or altered lighting systems demonstrating compliance with §140.7, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included).

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ¹	How is Wattage determined	Total number luminaires ²	Luminaire Status ³	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b) ⁴	Field Inspector
FX-1	FX-1 13.4W LED Wall Light	13.4	Mfr. Spec	15	New		201	NA: < 6200 lumens	Pass
SA	SA 63W LED Pole Light	63	Mfr. Spec	11	New		693	NA: < 6200 lumens	Pass
SC	SC 126W LED Pole Light	126	Mfr. Spec	5	New		630	NA: < 6200 lumens	Pass
SB	SB 63W LED Post Light	63	Mfr. Spec	3	New		189	NA: < 6200 lumens	Pass
Total Design Watts:								1713	

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft Report Generated: 2021-07-28 10:43:53

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Stony Point Flats Report Page: (Page 2 of 7)
Project Address: Date Prepared: 7/28/2021

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)						Compliance Results		
01	02	03	04	05	06	07	08	09
General Hardship Allowance §140.7(d)(1) (See Table I)	Per Application §140.7(d)(2) (See Table J)	Sales Frontage §140.7(d)(2) (See Table K)	Ornamental §140.7(d)(2) (See Table L)	Per Specific Area §140.7(d)(2) (See Table M)	Existing Power Allowance §141.0(b)(2) (See Table N)	Total Allowed (Watts)	Total Actual (Watts)	07 must be >= 08
2,634.19						2,634.19	1,713	COMPLIES

Cutoff Compliance (See Table G for Details): N/A
Controls Compliance (See Table H for Details): COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft Report Generated: 2021-07-28 10:43:53

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Stony Point Flats Report Page: (Page 6 of 7)
Project Address: Date Prepared: 7/28/2021

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Yes	No	Form/Title	Field Inspector
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLTO-01-E - Must be submitted for all buildings	Pass: <input type="checkbox"/> Fail: <input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	Pass: <input type="checkbox"/> Fail: <input type="checkbox"/>

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

Yes	No	Form/Title	Field Inspector
<input checked="" type="radio"/>	<input type="radio"/>	NRCALTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Pass: <input type="checkbox"/> Fail: <input type="checkbox"/>

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft Report Generated: 2021-07-28 10:43:53

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Stony Point Flats Report Page: (Page 5 of 7)
Project Address: Date Prepared: 7/28/2021

L. LIGHTING POWER ALLOWANCE (per §140.7)
This table includes areas using allowance calculations per §140.7. General Hardship Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Calculated General Hardship Lighting Power Allowance per Table 140.7-A (L2 0, 1 & 4): This section does not apply to this project.
Calculated General Hardship Lighting Power Allowance per Table 140.7-A (L2 0, 1 & 3):

Area Description	Surface Type	Area Wattage Allowance (AWA)		Area Wattage Allowance (AWA)		Perimeter Length (ft)	Area Allowance (Watts)	Perimeter Allowance (Watts)	Total General AWA + LWA (Watts)
		Illuminated Area (ft²)	Allowed Density (W/ft²)	Illuminated Area (ft²)	Allowed Density (W/ft²)				
Automotive Hardship	Concrete	32100	0.03	963	1462	0.4	584.8	1547.8	
Pedestrian Hardship	Concrete	3813	0.03	114.39	1555	0.4	622	736.39	
Initial Wattage Allowance for Entire Site (Watts):								350	
Total General Hardship Allowance (Watts):								2634.19	

J. LIGHTING ALLOWANCE: PER APPLICATION
This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE
This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL
This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft Report Generated: 2021-07-28 10:43:53

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Stony Point Flats Report Page: (Page 1 of 7)
Project Address: Date Prepared: 7/28/2021

A. GENERAL INFORMATION

01 Project Location (City): 04 Total Illuminated Hardship Area (ft²): 35913
02 Climate Zone: 7
03 Outdoor Lighting Zone per Title 24 Part 1 §130.118 or as designated by Authority Having Jurisdiction (AHJ):
 L2-0: Very Low - Undeveloped Parkland L2-2: Moderate - Rural Areas L2-4: High - Must be reviewed by CA Energy Commission for Approval
 L2-1: Low - Developed Parkland L2-3: Moderately High - Urban Areas

B. PROJECT SCOPE
This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2) for alterations.

My Project Consists of:

01	02
<input checked="" type="checkbox"/> New Lighting System	Must Comply with Allowances from §140.7
<input type="checkbox"/> Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?
	<input type="radio"/> Yes <input checked="" type="radio"/> No

% of Existing Luminaires Being Altered¹: < 10% >= 10% and < 50% >= 50%
Sum Total of Luminaires Being Added or Altered: Calculation Method

Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.
FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft Report Generated: 2021-07-28 10:43:53

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Stony Point Flats Report Page: (Page 4 of 7)
Project Address: Date Prepared: 7/28/2021

H. OUTDOOR LIGHTING CONTROLS
This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
When an option having a "*" is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

Area Description	02	03	04	05	Field Inspector	
					Pass	Fail
Driveway/Walkway	Shut-Off §130.2(c)(1)	Auto-Schedule §130.2(c)(2)	Motion Sensor §130.2(c)(3)	Yes	Pass	Fail
Driveway/Walkway	Photocell	Yes	Yes	Yes	Pass	Fail
Driveway/Walkway	Astronomical Timer	Yes	Yes	Yes	Pass	Fail

FOOTNOTES: Controls with a "*" require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off. EXCEPTION 1 to §130.2(c)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft Report Generated: 2021-07-28 10:43:53

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Stony Point Flats Report Page: (Page 7 of 7)
Project Address: Date Prepared: 7/28/2021

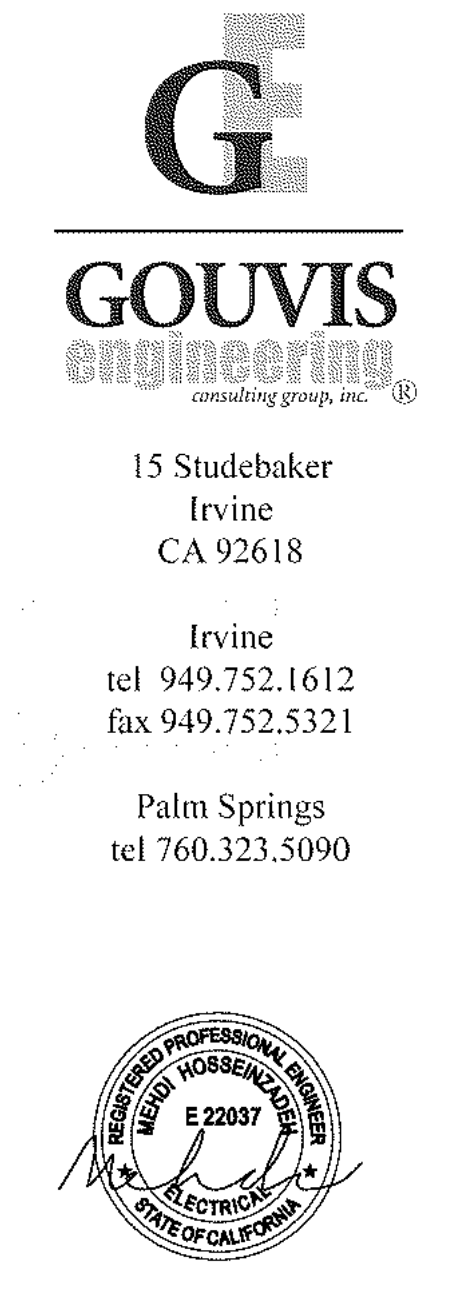
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: MEHDI HOSSEINZADEH
Signature Date: 2021-07-28
Company: GOUVIS ENGINEERING CONSULTING GROUP, INC.
Address: 15 Studebaker Irvine, CA 92618
City/State/Zip: Irvine, CA 92618

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 5 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: MEHDI HOSSEINZADEH
Signature Date: 2021-07-28
Company: GOUVIS ENGINEERING CONSULTING GROUP, INC.
Address: 15 Studebaker Irvine, CA 92618
City/State/Zip: Irvine, CA 92618
Phone: 949-752-1612

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft Report Generated: 2021-07-28 10:43:53



DATE SIGNED: 07/16/21
RESTRICTIVE NOTICE
THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECT OF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSMITTED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP.
© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:
Stony Point Flats

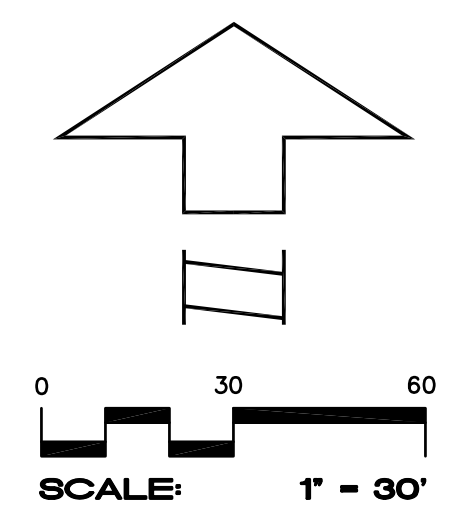
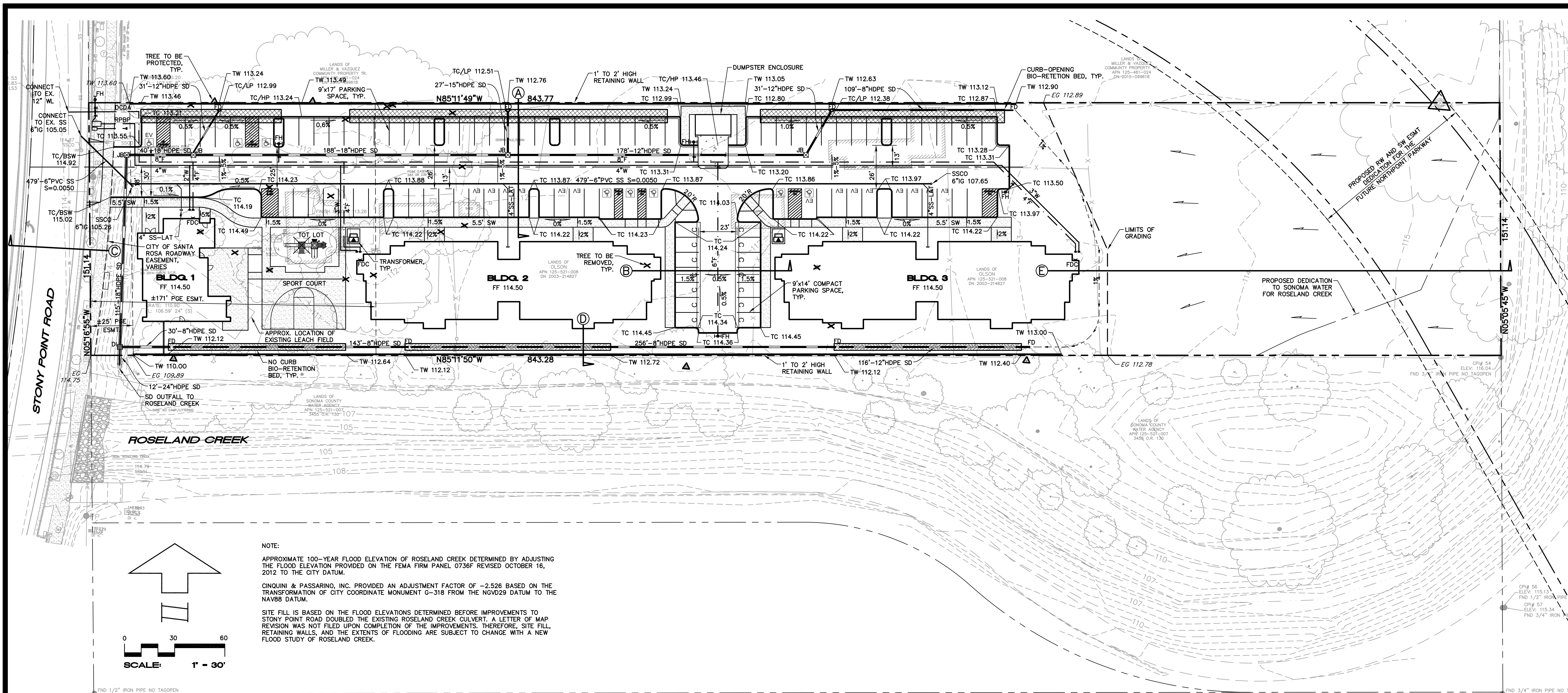
NOT FOR BID OR CONSTRUCTION
DEVELOPER:
Integrity Housing
ARCHITECT:
KTYG Group, Inc.

LOCATION:
Santa Rosa
Sonoma
CA

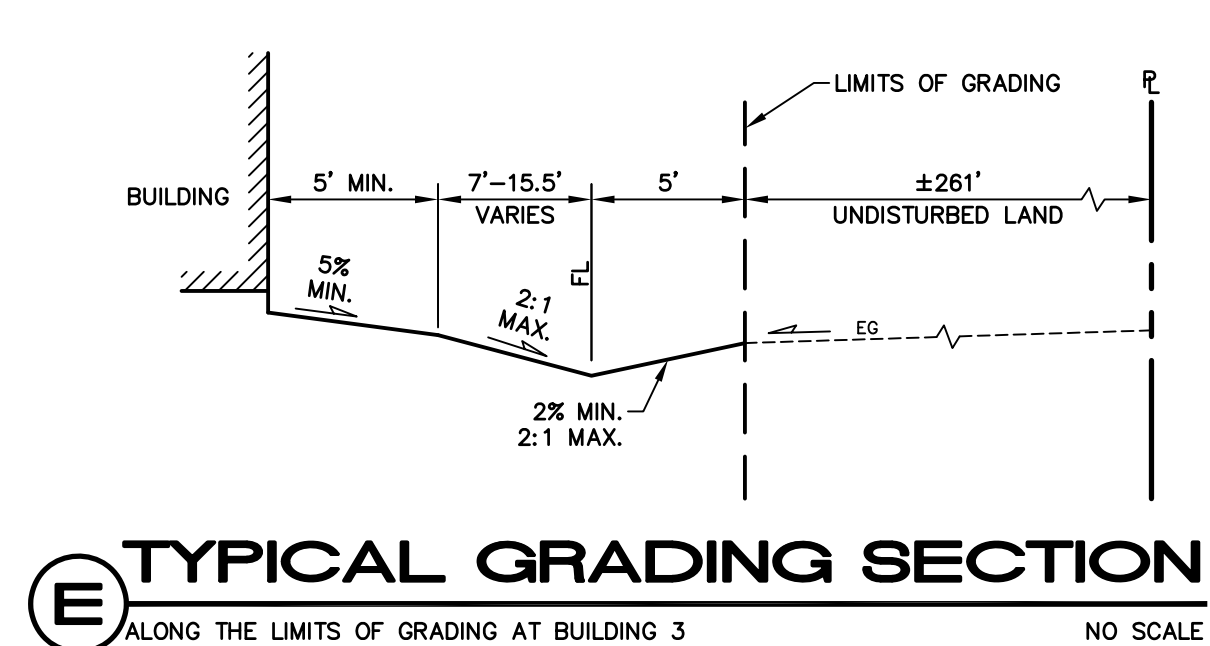
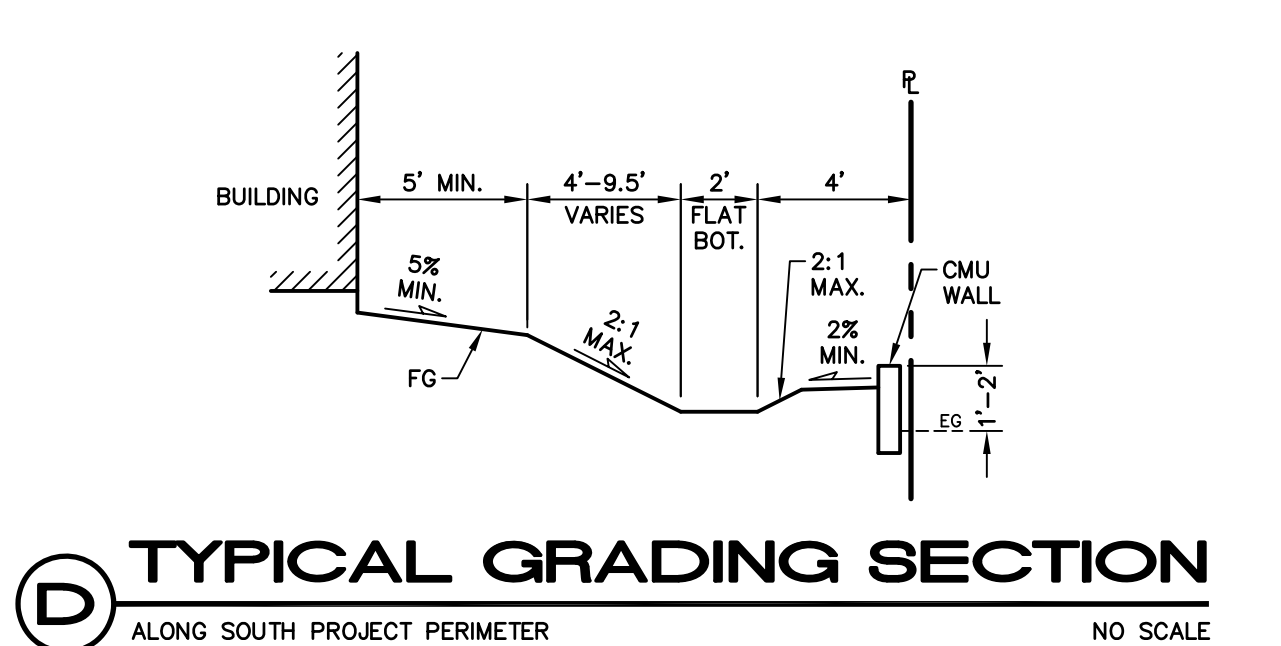
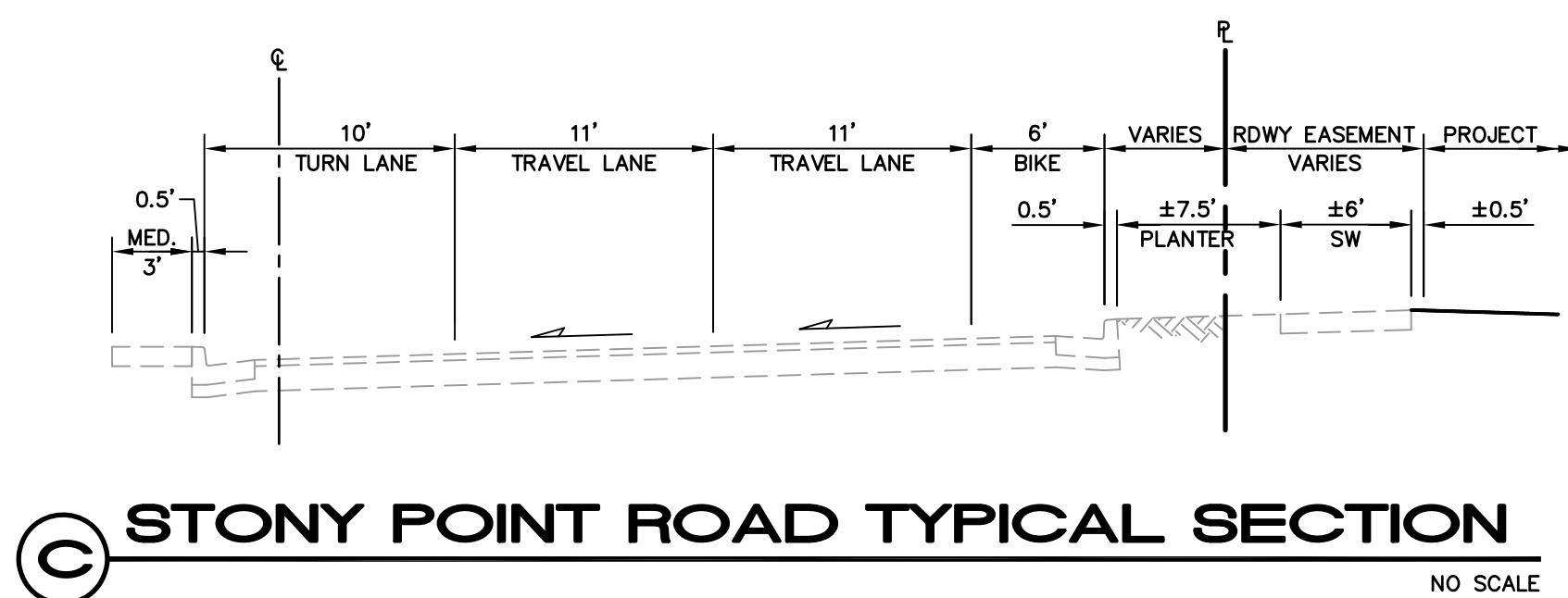
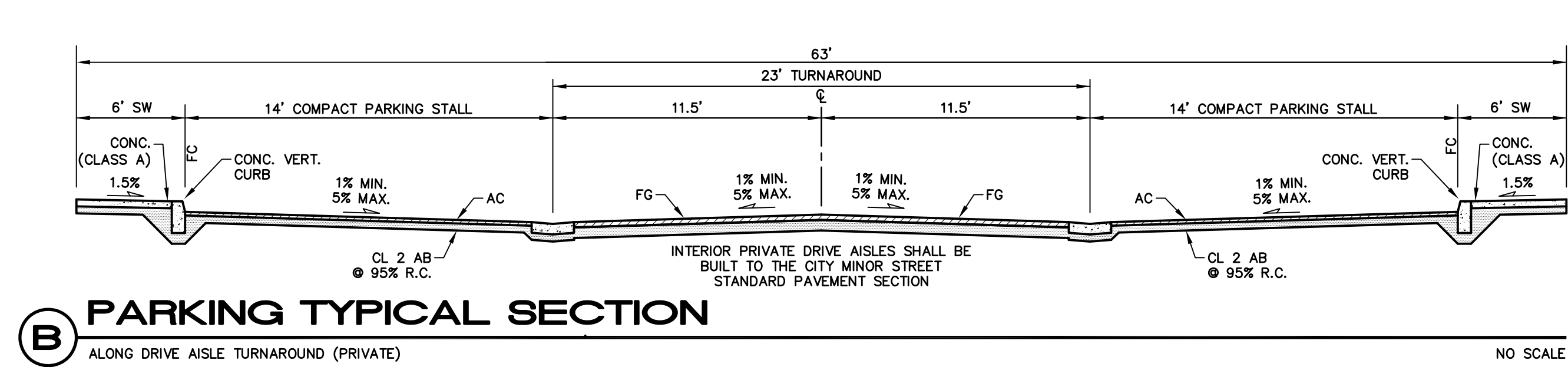
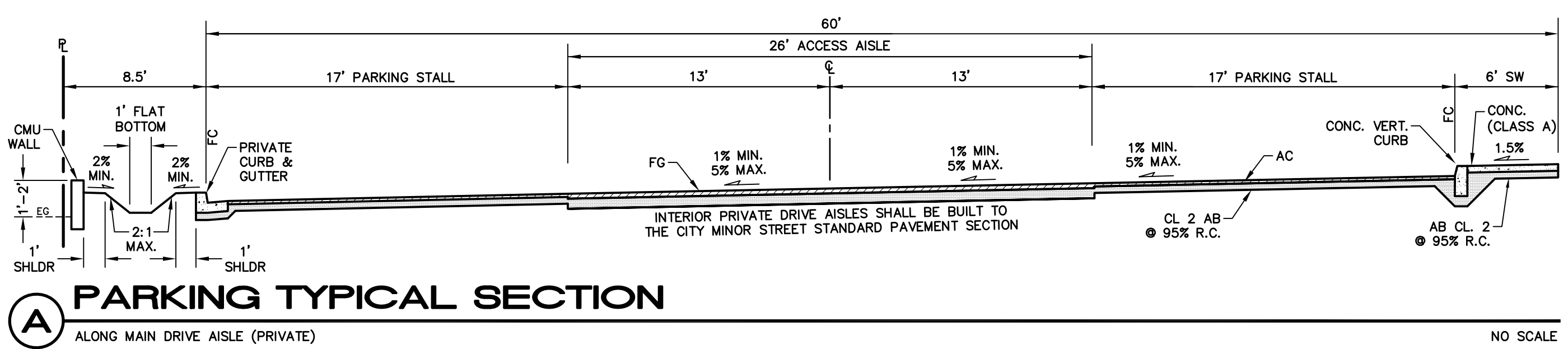
REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
TITLE 24 LTO OUTDOOR FORMS

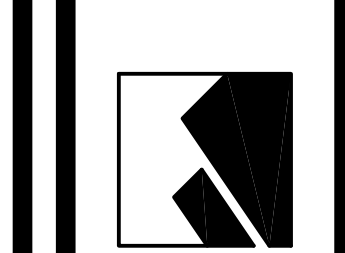
PROJECT NUMBER:
65818
ENGINEER:
DRAFTER:
SHEET NUMBER:
E-2.1



NOTE:
 APPROXIMATE 100-YEAR FLOOD ELEVATION OF ROSELAND CREEK DETERMINED BY ADJUSTING THE FLOOD ELEVATION PROVIDED ON THE FEMA FIRM PANEL 0736F REVISED OCTOBER 16, 2012 TO THE CITY DATUM.
 CINQUINI & PASSARINO, INC. PROVIDED AN ADJUSTMENT FACTOR OF -2.526 BASED ON THE TRANSFORMATION OF CITY COORDINATE MONUMENT G-318 FROM THE NAVD83 DATUM TO THE NAV88 DATUM.
 SITE FILL IS BASED ON THE FLOOD ELEVATIONS DETERMINED BEFORE IMPROVEMENTS TO STONY POINT ROAD DOUBLED THE EXISTING ROSELAND CREEK CULVERT. A LETTER OF MAP REVISION WAS NOT FILED UPON COMPLETION OF THE IMPROVEMENTS. THEREFORE, SITE FILL, RETAINING WALLS, AND THE EXTENTS OF FLOODING ARE SUBJECT TO CHANGE WITH A NEW FLOOD STUDY OF ROSELAND CREEK.



DATE: 7/16/21
 DENNIS D. DALBY
 RCE 44811
 REGISTERED PROFESSIONAL ENGINEER - CIVIL
 STATE OF CALIFORNIA

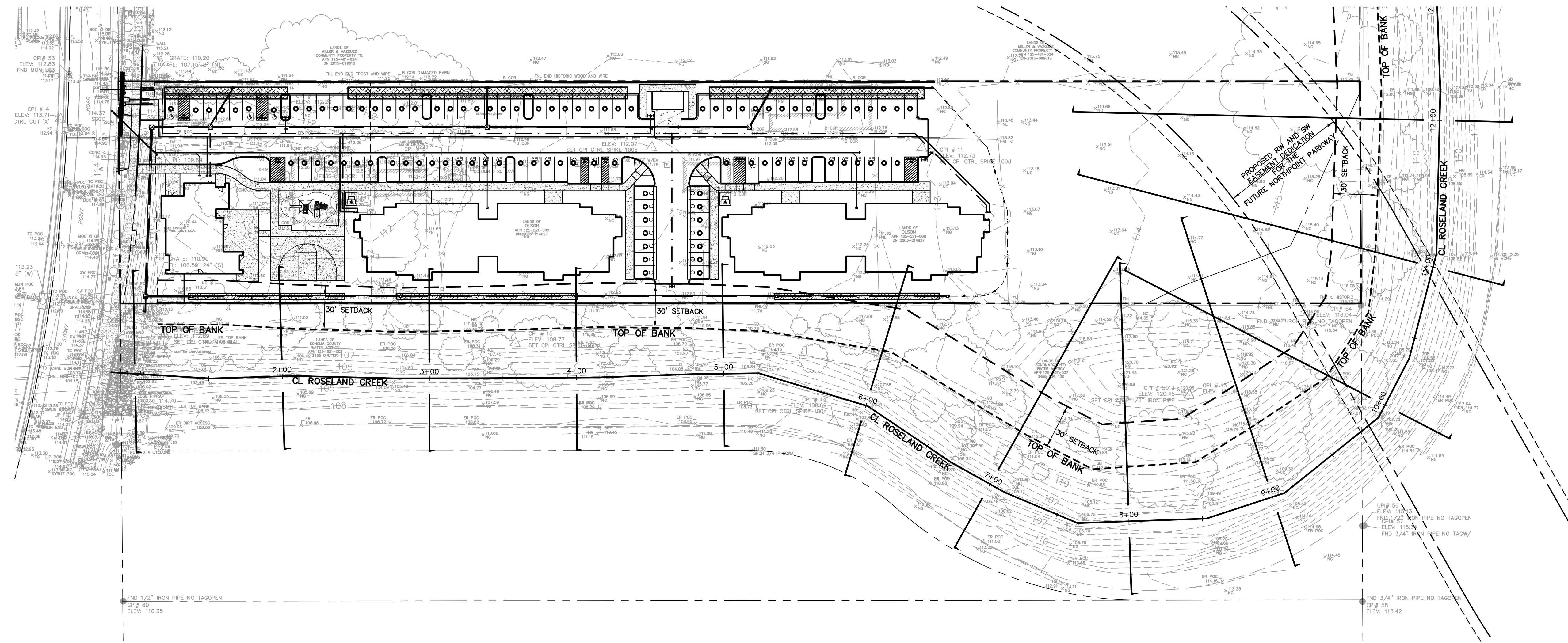


CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
 STONY POINT FLATS
 2268 STONY POINT ROAD
 SANTA ROSA, CALIFORNIA
 APN 125-521-008

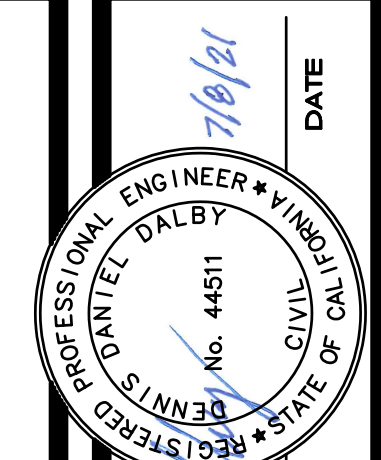
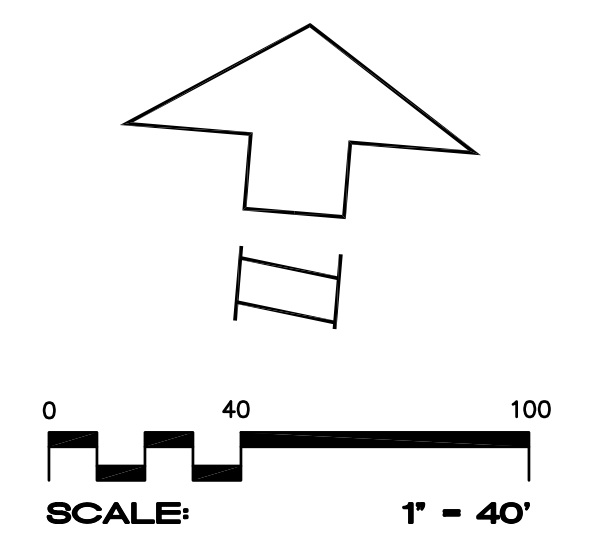
JULY 2021

JOB NO. 20-113
 SHEET NO.

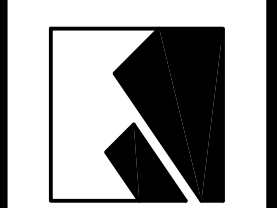


PER CITY ZONING CODE SECTION 20-30.040.D.3, "CHANNELIZED WATERWAY"

"WHERE A FULLY CHANNELIZED WATERWAY EXISTS AND THE CHANNEL IS OWNED BY, OR UNDER THE CONTROL OF THE SONOMA COUNTY WATER AGENCY, STRUCTURES MAY BE CLOSER TO THE TOP OF THE BANK THAN A DISTANCE OF 2.5 TIMES THE DEPTH OF THE BANK PLUS 50 FEET, PROVIDED THAT THIS ENCRoACHMENT INTO THE SETBACK AREA WILL NOT OBSTRUCT OR IMPAIR THE CHANNEL'S HYDRAULIC FUNCTIONS, IMPEDE WATER AGENCY ACCESS OR MAINTENANCE OF THE CHANNEL, OR IMPAIR THE STABILITY OF THE SLOPE, BANK, OR MAINTENANCE OF THE CHANNEL, OR IMPAIR THE STABILITY OF THE SLOPE, BANK, OR CREEKBED FOUNTAIN, ALL AS DETERMINED BY AND APPROVED BY THE PLANNING DEPARTMENT, THE PUBLIC WORKS DEPARTMENT, AND THE SONOMA COUNTY WATER AGENCY."



DENNIS D. DALBY
PCE 44511

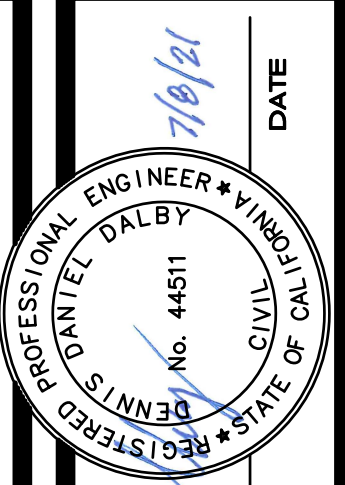
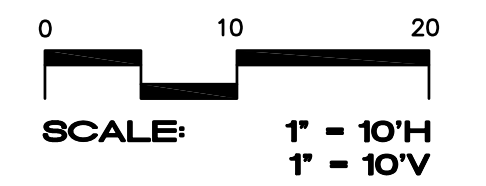
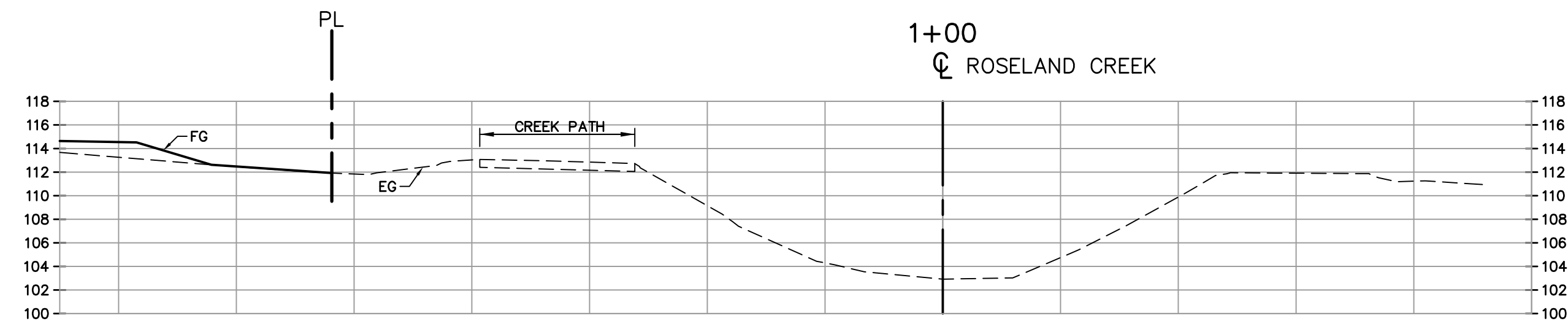
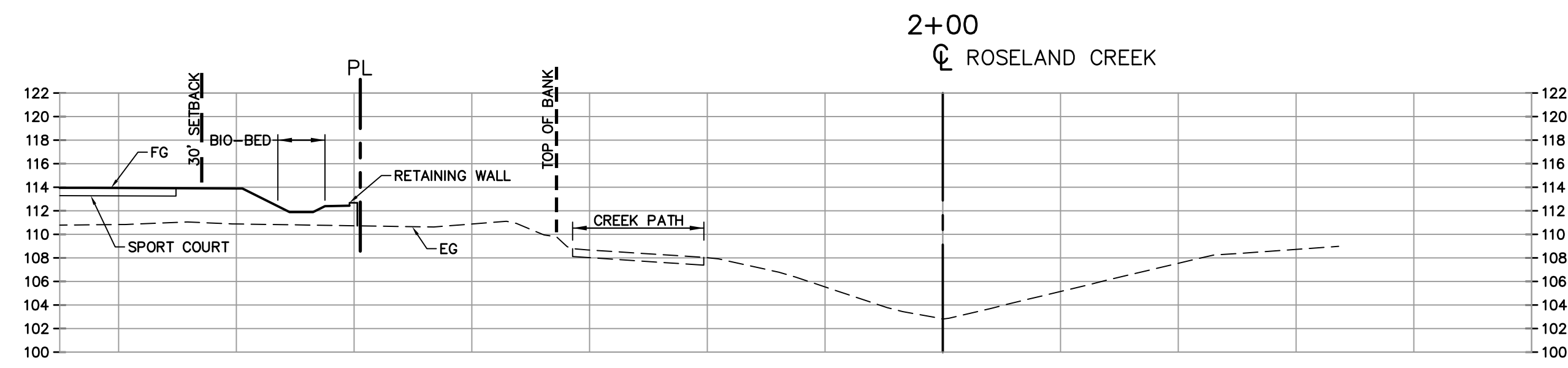
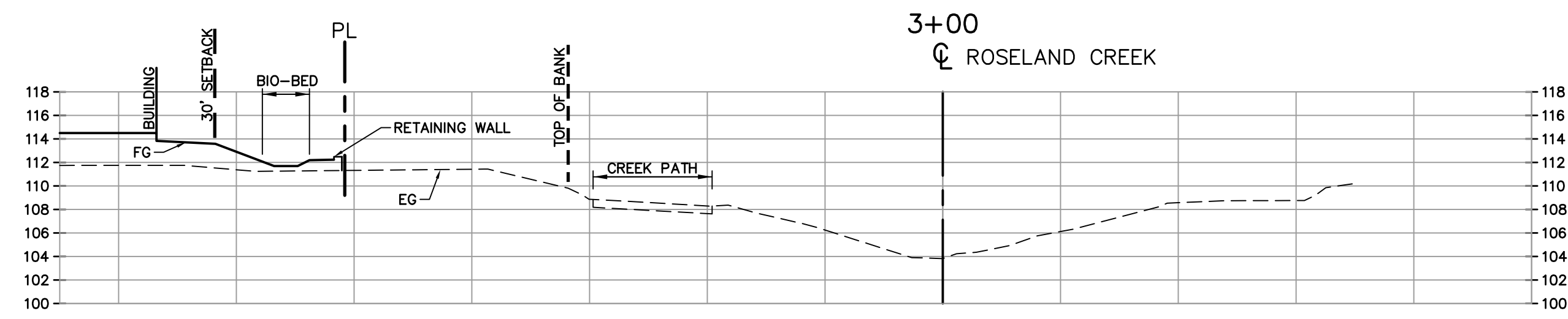
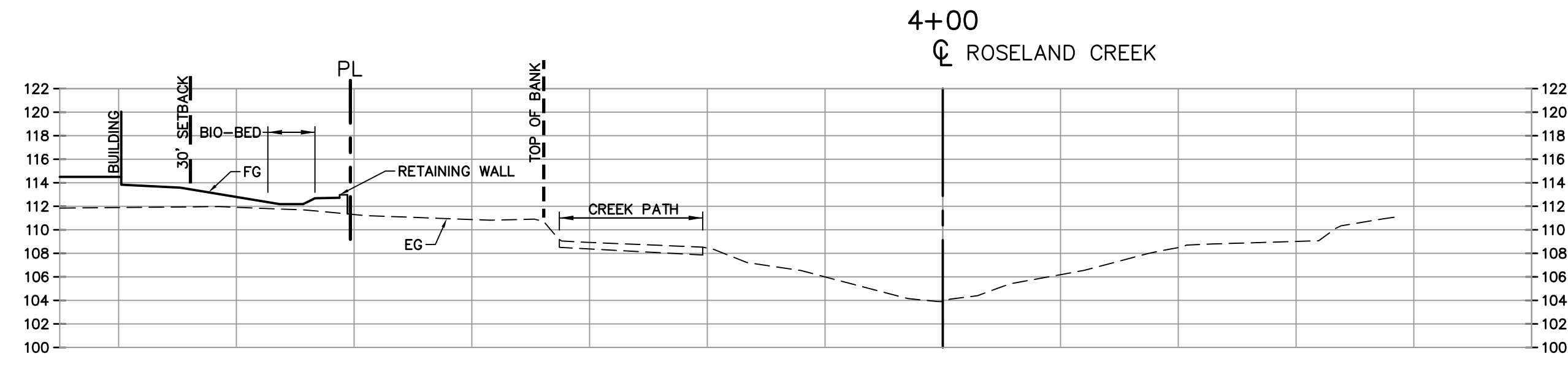


CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

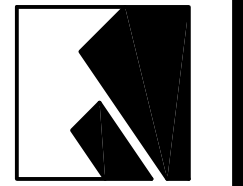
ROSELAND CREEK SETBACK PLAN
STONY POINT FLATS
2268 STONY POINT ROAD
SANTA ROSA, CALIFORNIA

APN 125-521-008
MAY 2021
JOB NO.
20-113
SHEET NO.

1
OF 4 SHEETS



DENNIS D. DALBY
P.E. 44511
DATE 7/6/21



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

APN 125-521-008

ROSELAND CREEK CROSS SECTIONS
STONY POINT FLATS
2268 STONY POINT ROAD
SANTA ROSA, CALIFORNIA

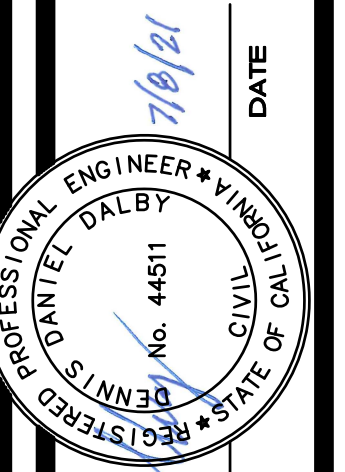
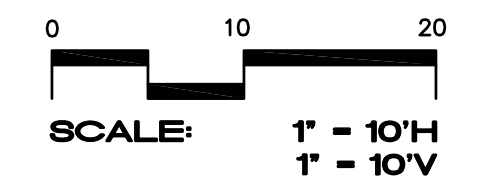
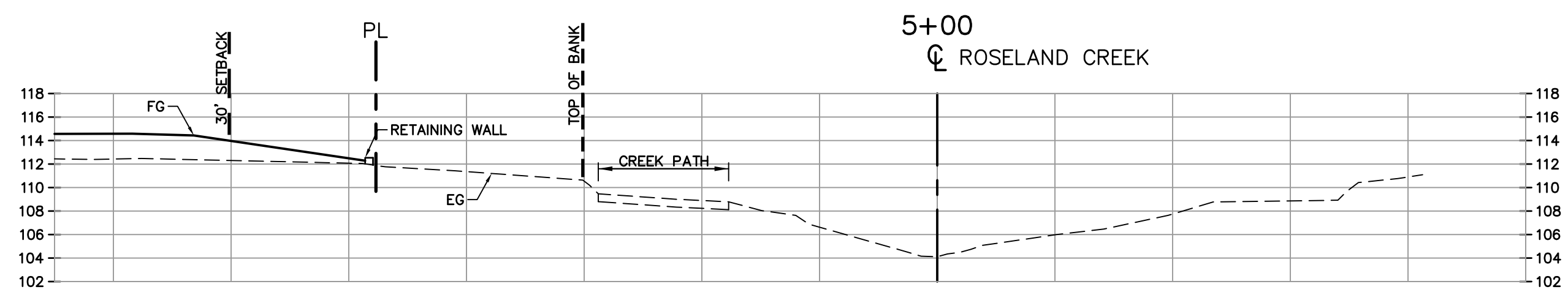
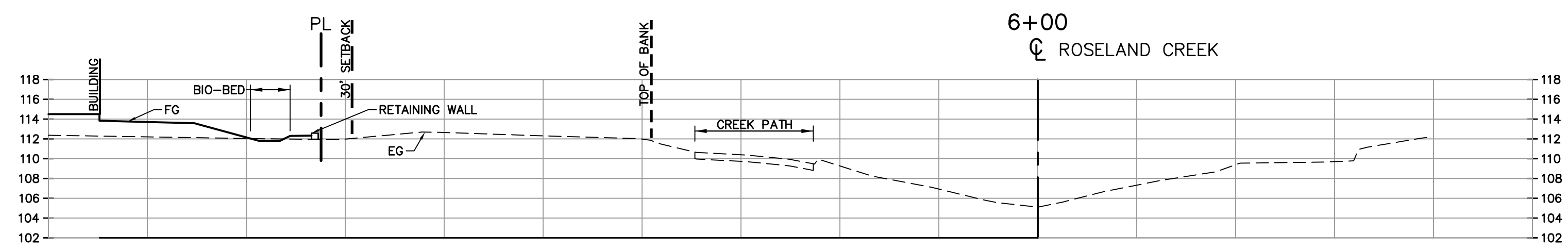
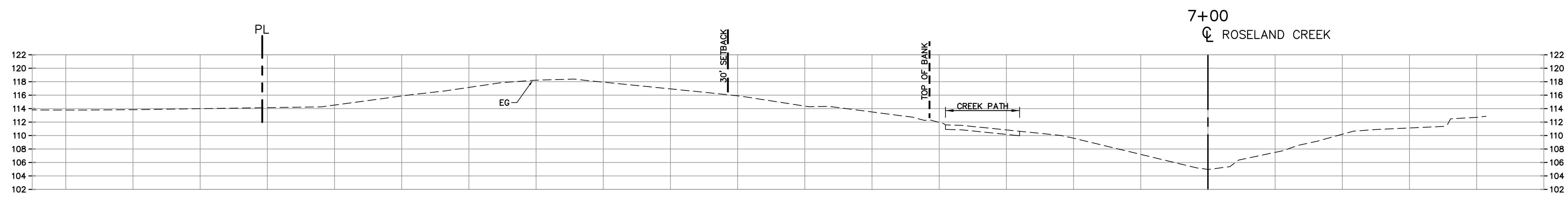
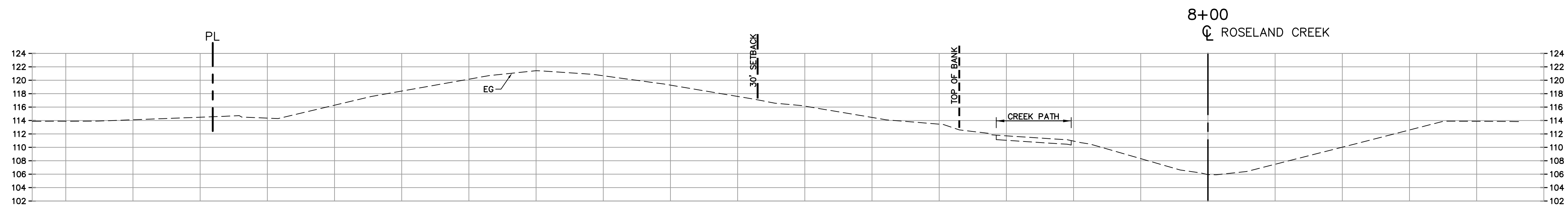
JULY 2021

JOB NO.
20-113

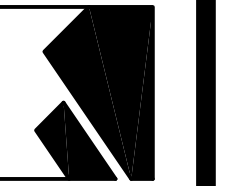
SHEET NO.

2

OF 4 SHEETS



DATE
7/6/21
DENNIS D. DALBY
PCE 44511



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

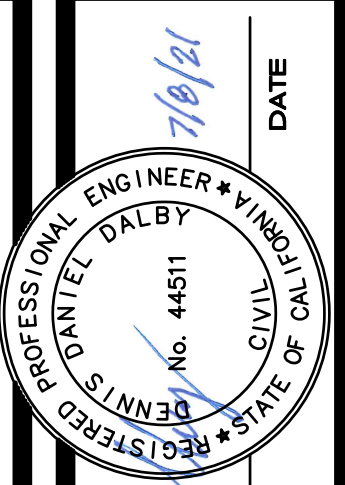
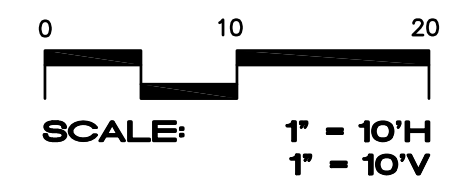
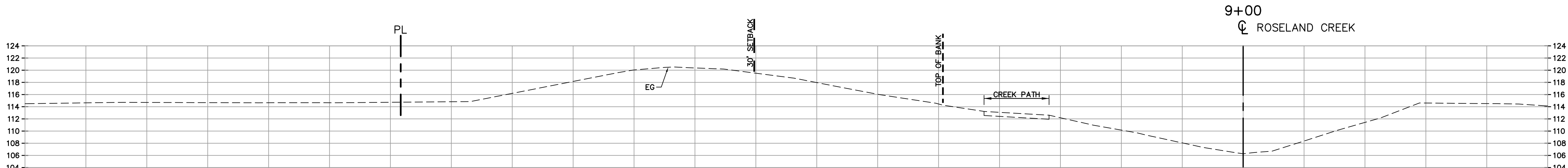
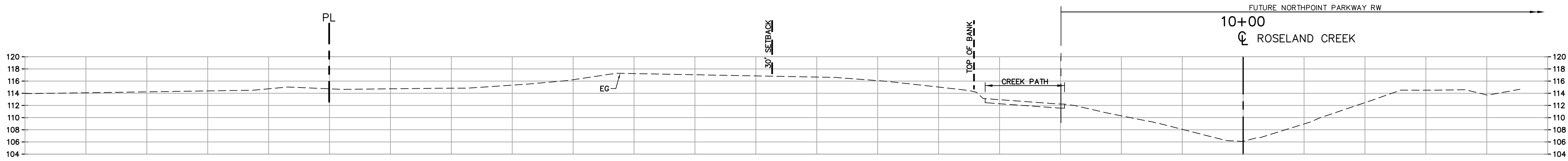
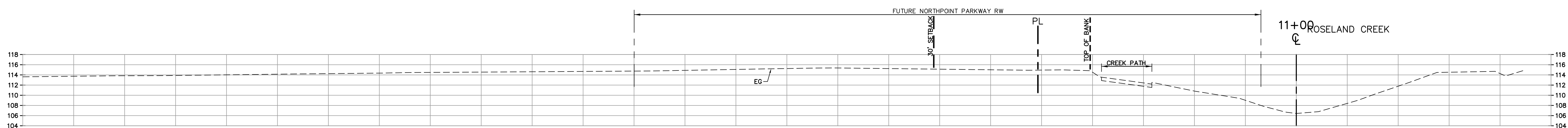
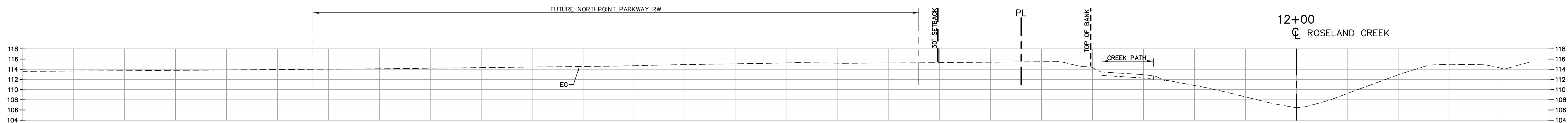
APN 125-521-008

ROSELAND CREEK CROSS SECTIONS
STONY POINT FLATS
2268 STONY POINT ROAD
SANTA ROSA, CALIFORNIA

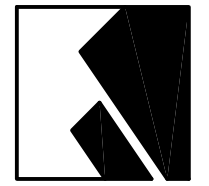
JULY 2021

JOB NO.
20-113

SHEET NO.
3
OF 4 SHEETS



DATE: 7/6/21
 DENNIS D. DALBY
 PCE 44511



CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

ROSELAND CREEK CROSS SECTIONS
STONY POINT FLATS
 2268 STONY POINT ROAD
 SANTA ROSA, CALIFORNIA
 APN 125-521-008

JULY 2021
 JOB NO. 20-113
 SHEET NO.

4
 OF 4 SHEETS

