



RECEIVED
By Suzanne Hartman at 3:51 pm, Oct 18, 2023

YOLANDA AVE
244 COLGAN AVENUE, SANTA ROSA, CA 95404
MDG LOCATION ID: 5000169536
PROJECT ID: 16388316

Issued For:
YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:
ON AIR

MDG LOCATION ID: 5000169536
PROJECT ID: 16388316
DRAWN BY: SEAD
CHECKED BY: J. GRAY
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
△	08/25/23	PLAN COM	D.H.
5	07/12/23	CLIENT REV	D.H.
4	07/07/23	CLIENT REV	D.H.
3	06/20/23	CLIENT REV	D.H.
2	05/12/23	CLIENT REV	D.H.
1	05/01/23	ZD 100%	A.A.
0	04/13/23	ZD 90%	XX

Licensee:
**PRELIMINARY:
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CONSTRUCTION**
KEVIN R. SORENSEN
S4469

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ENGINEER:
Streamline Engineering
6445 Sierra College Blvd, Suite E, Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

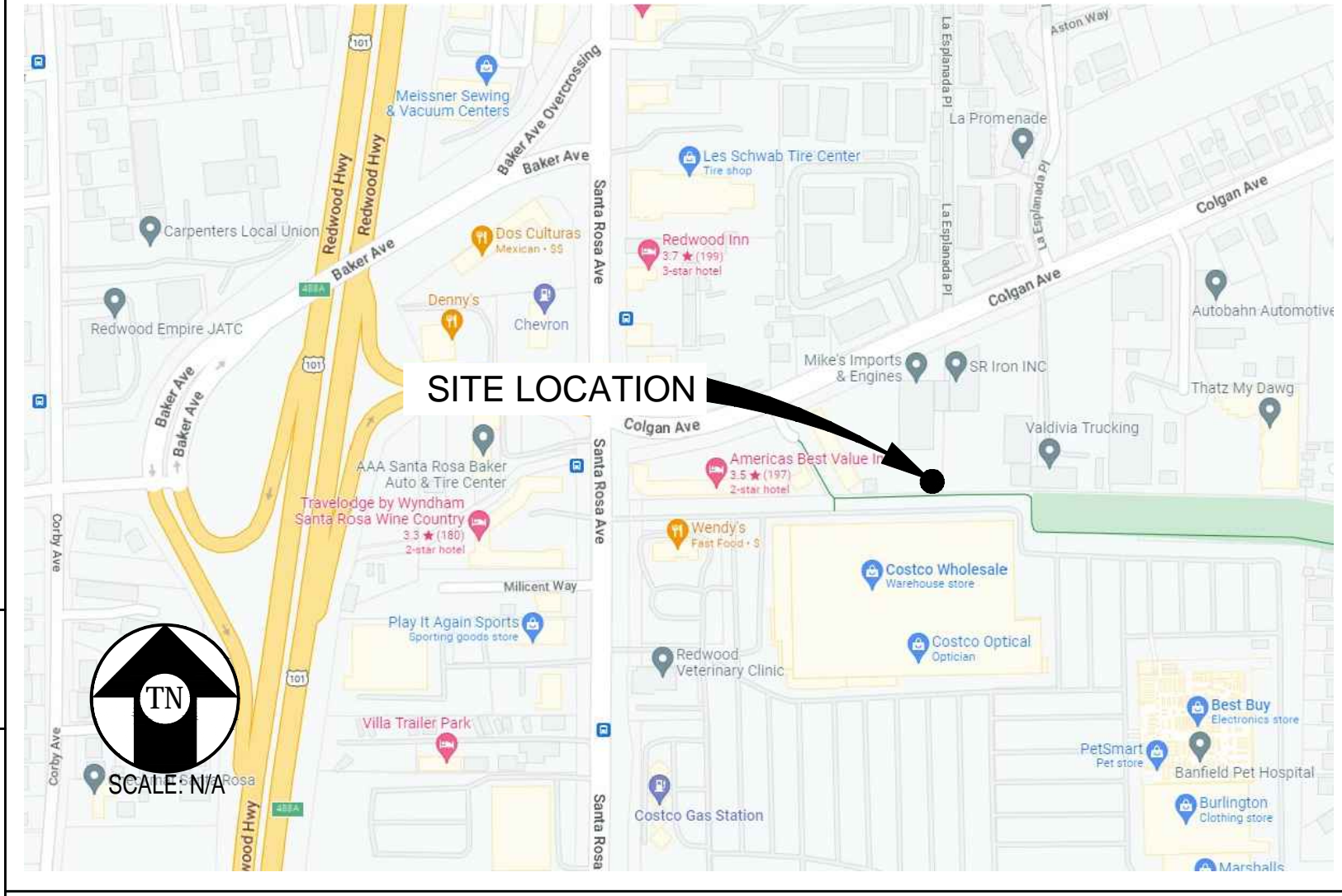
PROJECT DESCRIPTION

A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) 30'-0" X 30'-0" (900 SQ FT) LEASE AREA
- (N) MONOPINE
- (N) OUTDOOR EQUIPMENT CABINETS
- (N) 30KW DIESEL GENERATOR ON (N) 210 GALLON UL 142 RATED FUEL TANK
- (12) (N) ANTENNAS
- (8) (N) RADIO UNITS @ ANTENNAS
- (6) (N) SURGE SUPPRESSORS, (3) @ EQUIPMENT & (3) @ ANTENNAS
- (6) (N) 6X12 HYBRID CABLES & (N) MW DISH CABLES
- (1) (N) GPS ANTENNA
- (N) UTILITIES TO (N) SITE LOCATION

NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE

VICINITY MAP



CONDITIONS OF APPROVAL:

- WHEN THE TREE POLE IS NOT LONGER IN USE, IT SHALL BE REMOVED BY, AND AT EXPENSE OF, THE MOST RECENT OPERATOR.
- THE OPERATOR SHALL CONDUCT AN ANNUAL INSPECTION TO CONFIRM THE CONDITION OF FOLIAGE REMAINS IN GOOD CONDITION. ANY FOLIAGE THAT IS FRAYING SHALL BE REPLACED AS NEEDED TO MAINTAIN THE APPEARANCE OF A HEALTHY TREE.
- PROVIDE A GEOTECHNICAL INVESTIGATION AND SOILS REPORT WITH THE BUILDING PERMIT APPLICATION. THE INVESTIGATION SHALL INCLUDE SUBSURFACE EXPLORATION AND THE REPORT SHALL INCLUDE GRADING, PAVING AND FOUNDATION DESIGN RECOMMENDATIONS.
- OBTAIN BUILDING PERMITS FOR THE PROPOSED PROJECT.

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-H

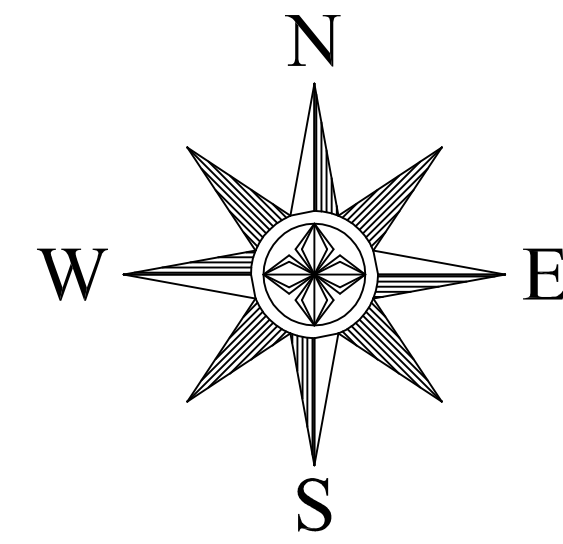
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

PROJECT INFORMATION

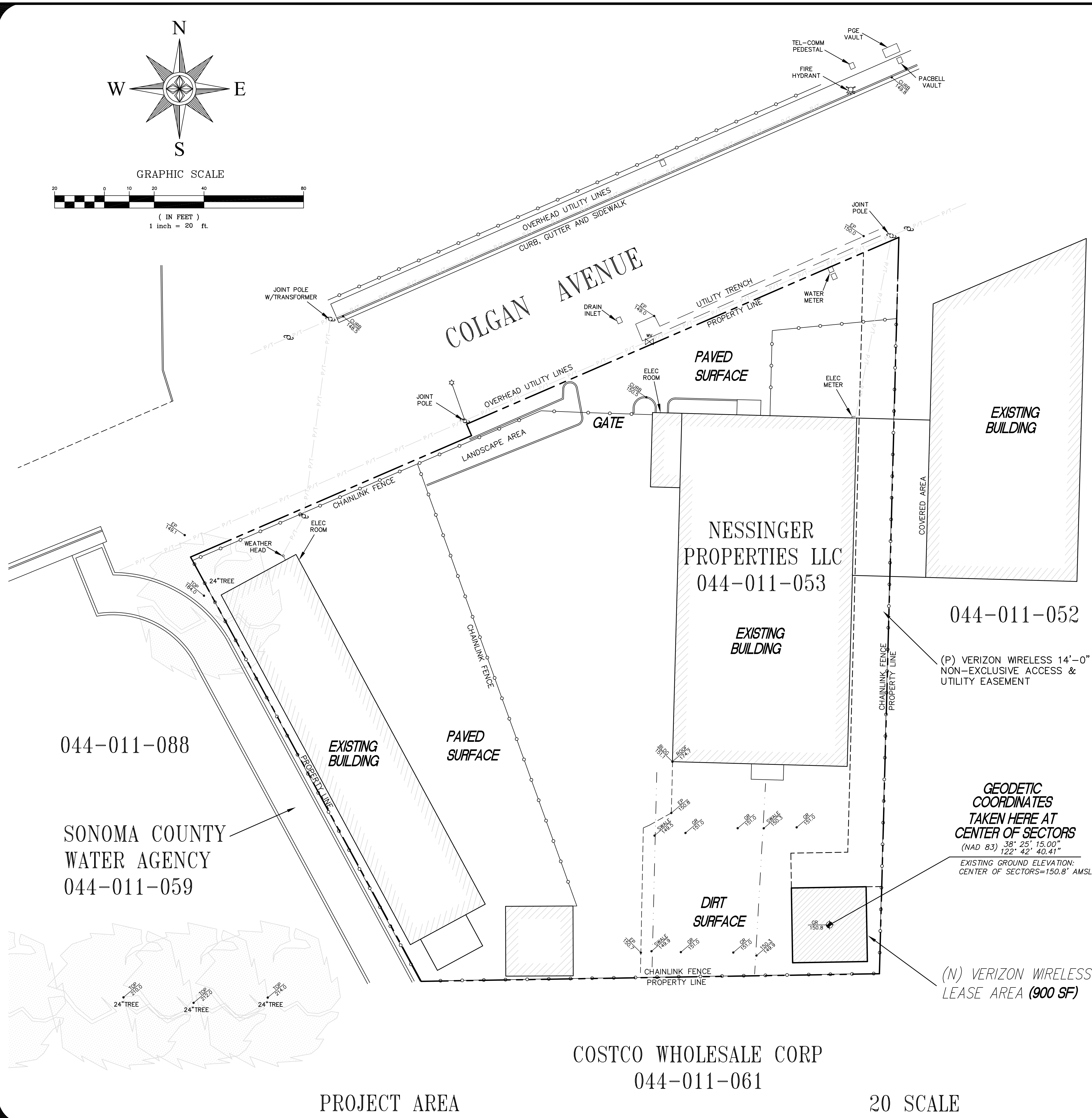
SITE NAME:	YOLANDA AVE	SITE ACQUISITION COMPANY:	ON AIR LLC 465 FIRST STREET WEST, STE 101 SONOMA, CA 95476
MDG LOCATION ID:	5000169536	LEASING CONTACT:	ATTN: PETER HILLIARD (707) 732-7227 PHILLIARD@ONAIRLLC.COM
SITE ID:	616927972	ZONING CONTACT:	ATTN: PETER HILLIARD (707) 732-7227 PHILLIARD@ONAIRLLC.COM
COUNTY:	SONOMA	CONSTRUCTION CONTACT:	ATTN: SCOTT COWAN (707) 689-4144 SCOWAN@ONAIRLLC.COM
JURISDICTION:	CITY OF SANTA ROSA		
APN:	044-011-053		
SITE ADDRESS:	244 COLGAN AVENUE SANTA ROSA, CA 95404		
CURRENT ZONING:	IL - LIGHT INDUSTRIAL		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
PROPERTY OWNER:	NESSINGER PROPERTIES LLC 6307 SHILO RIDGE ROAD SANTA ROSA, CA 95403		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
LATITUDE:	N 38° 25' 15.00" NAD 83 N 38.420833		
LONGITUDE:	W 122° 42' 40.41" NAD 83 W -122.711225		
GROUND ELEVATION:	150.8' AMSL		



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



044-011-088

SONOMA COUNTY
WATER AGENCY
044-011-059

NESSINGER
PROPERTIES LLC
044-011-053

044-011-052

COSTCO WHOLESALE CORP
044-011-061

(P) VERIZON WIRELESS 14'-0"
NON-EXCLUSIVE ACCESS &
UTILITY EASEMENT

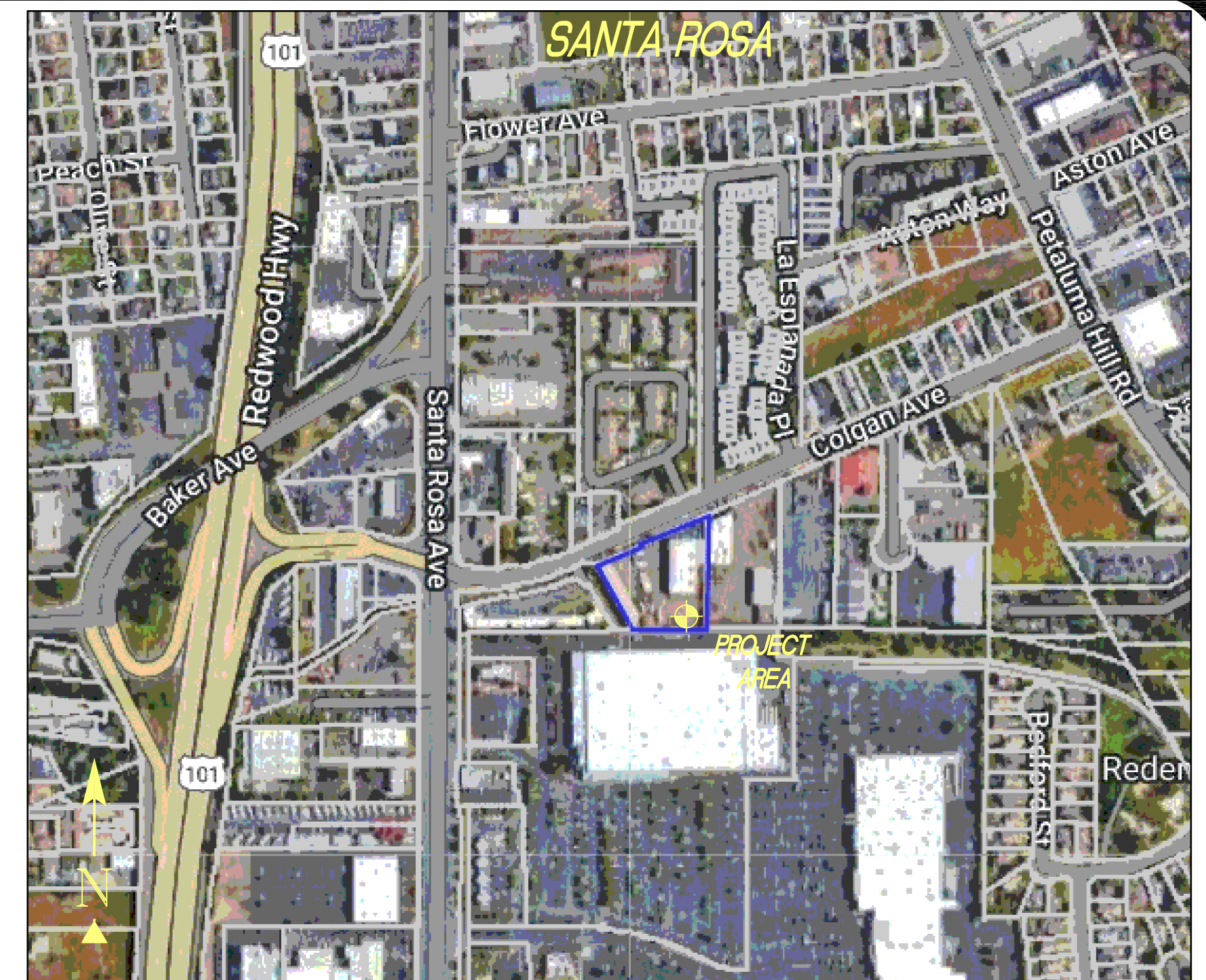
GEODETIC
COORDINATES
TAKEN HERE AT
CENTER OF SECTORS
(NAD 83) 38° 25' 15.00"
122° 42' 40.41"

EXISTING GROUND ELEVATION:
CENTER OF SECTORS=150.8' AMSL

(N) VERIZON WIRELESS
LEASE AREA (900 SF)

PROJECT AREA

20 SCALE



VICINITY MAP

PROPERTY INFORMATION

OWNER: NESSINGER PROPERTIES LLC
ADDRESS: 6307 SHILO RIDGE ROAD
SANTA ROSA, CA 95403

SITE: YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

ASSESSOR'S PARCEL NUMBER: 044-011-053
EXISTING GROUND ELEVATION: CENTER OF SECTORS=150.8' AMSL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

4/04/2023

UTILITY NOTES

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

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 2, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: 5026900-6973124, DATED: MARCH 23, 2023.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RECORDED: FORM PT OF 44-011-46.

FLOOD ELEVATION

THE PROJECT AREA IS IN ZONE AE, AS SHOWN ON FEMA FIRM MAP, SONOMA COUNTY, COMMUNITY PANEL NUMBER: 06097C07373G JULY 19, 2022. BASE FLOOD ELEVATION 150.3' A.M.S.L.

LEGEND

P.O.B.	POINT OF BEGINNING	⊗	WATER CONTROL VALVE
TFC	TOP FACE OF CURB	⊙	FIRE HYDRANT
R/W	RIGHT OF WAY	—	GUY CONDUCTOR
EP	EDGE OF PAVEMENT	⊙	FOUND AS NOTED
D/W	ACCESS DRIVEWAY	⊙	POWER POLE
PS	PARKING SPACE	⊙	LIGHT POLE
SW	SIDEWALK	⊙	ELECTRICAL TRANSFORMER
PAR	TOP OF PARAPET	⊙	AIR CONDITIONING UNIT
ROOF	TOP OF ROOF	⊙	TELEPHONE PEDESTAL
OH	OVERHANG	⊙	TELEPHONE VAULT
⊙	GEODETIC COORDINATES	⊙	TELEPHONE MANHOLE
⊙	SPOT ELEVATION	⊙	GAS VALVE
⊙	DISH ANTENNA	⊙	GAS METER
---	PROPERTY LINE	---	

REV.	DATE	DESCRIPTION	ISSUE STATUS
1	4/04/2023	SITE PLAN	
2	4/13/2023	AE DESIGN	
3	5/12/2023	14' WIDE EASEMENT	
4	6/16/2023	PER REDLINES	
5	8/24/2023	FEMA ZONE ELEV	

HAYES
Land Surveying
And Mapping
2830 MADRIGAN COURT
CONCORD, CA 94518



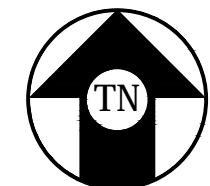
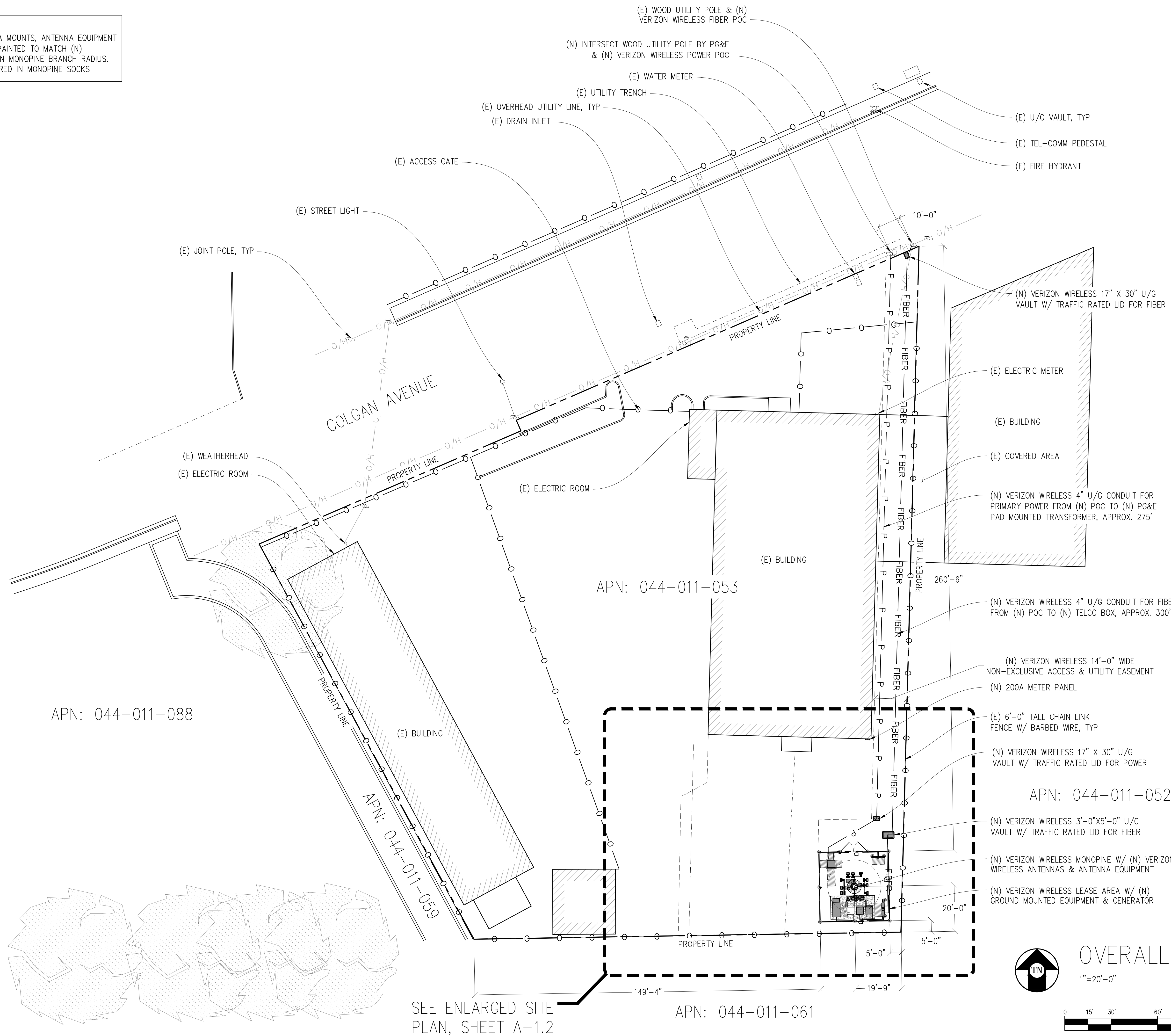
2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
OFFICE: 925-279-6000
(925) 279-6333

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

5000169536
YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

C-1
SHEET 1 of 1

NOTE:
 1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
 2. ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS



OVERALL SITE PLAN
 1"=20'-0"



SEE ENLARGED SITE PLAN, SHEET A-1.2
 APN: 044-011-061

Issued For:

YOLANDA AVE

244 COLGAN AVENUE
 SANTA ROSA, CA 95404

PREPARED FOR



2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

Vendor:



MDG LOCATION ID: 5000169536

PROJECT ID: 16388316

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY:

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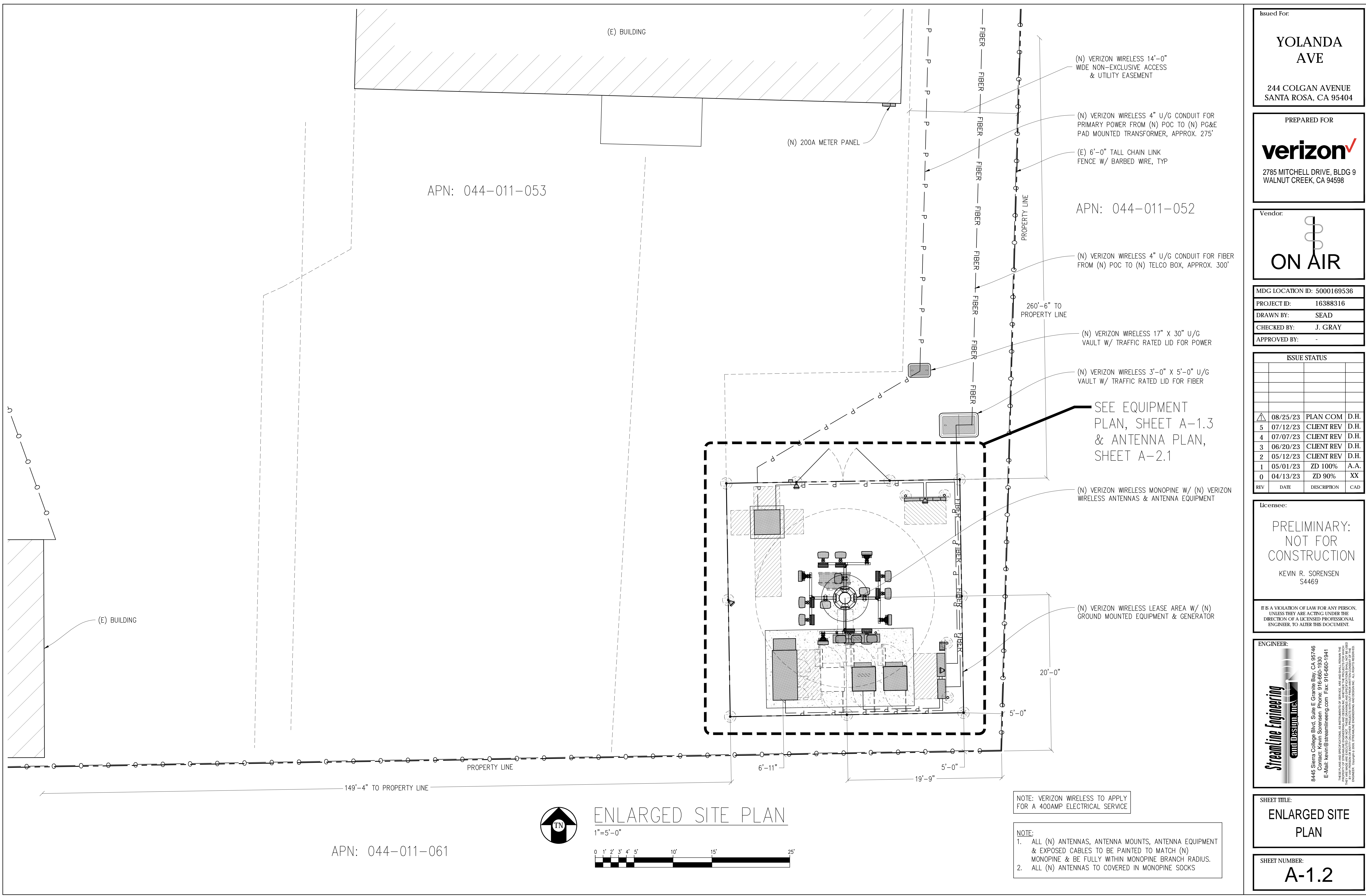
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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



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0	04/13/23	ZD 90%	XX

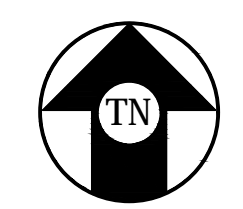
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SHEET TITLE:
ENLARGED SITE PLAN

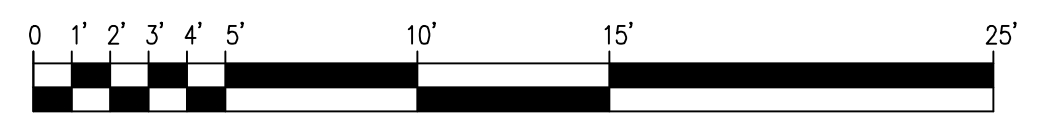
SHEET NUMBER:
A-1.2

APN: 044-011-061



ENLARGED SITE PLAN

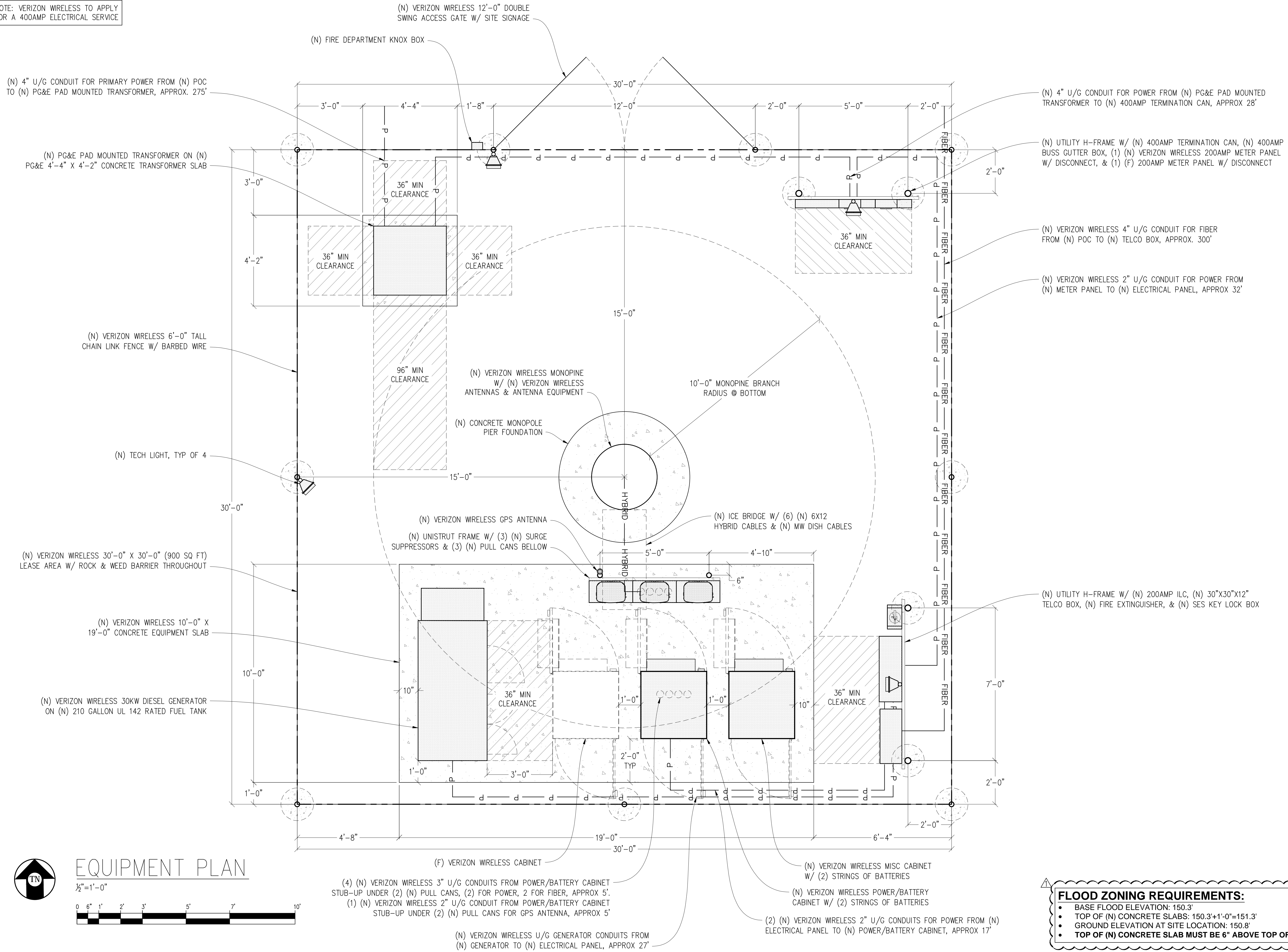
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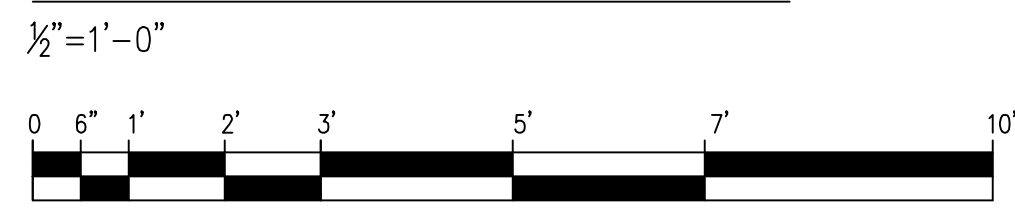
NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE

- NOTE:
- ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
 - ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS

NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE



EQUIPMENT PLAN



- (4) (N) VERIZON WIRELESS 3" U/G CONDUITS FROM POWER/BATTERY CABINET STUB-UP UNDER (2) (N) PULL CANS, (2) FOR POWER, 2 FOR FIBER, APPROX 5'.
- (1) (N) VERIZON WIRELESS 2" U/G CONDUIT FROM POWER/BATTERY CABINET STUB-UP UNDER (2) (N) PULL CANS FOR GPS ANTENNA, APPROX 5'

FLOOD ZONING REQUIREMENTS:

- BASE FLOOD ELEVATION: 150.3'
- TOP OF (N) CONCRETE SLABS: 150.3'+1'-0"=151.3'
- GROUND ELEVATION AT SITE LOCATION: 150.8'
- TOP OF (N) CONCRETE SLAB MUST BE 6" ABOVE TOP OF (E) GRADE

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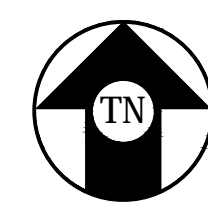
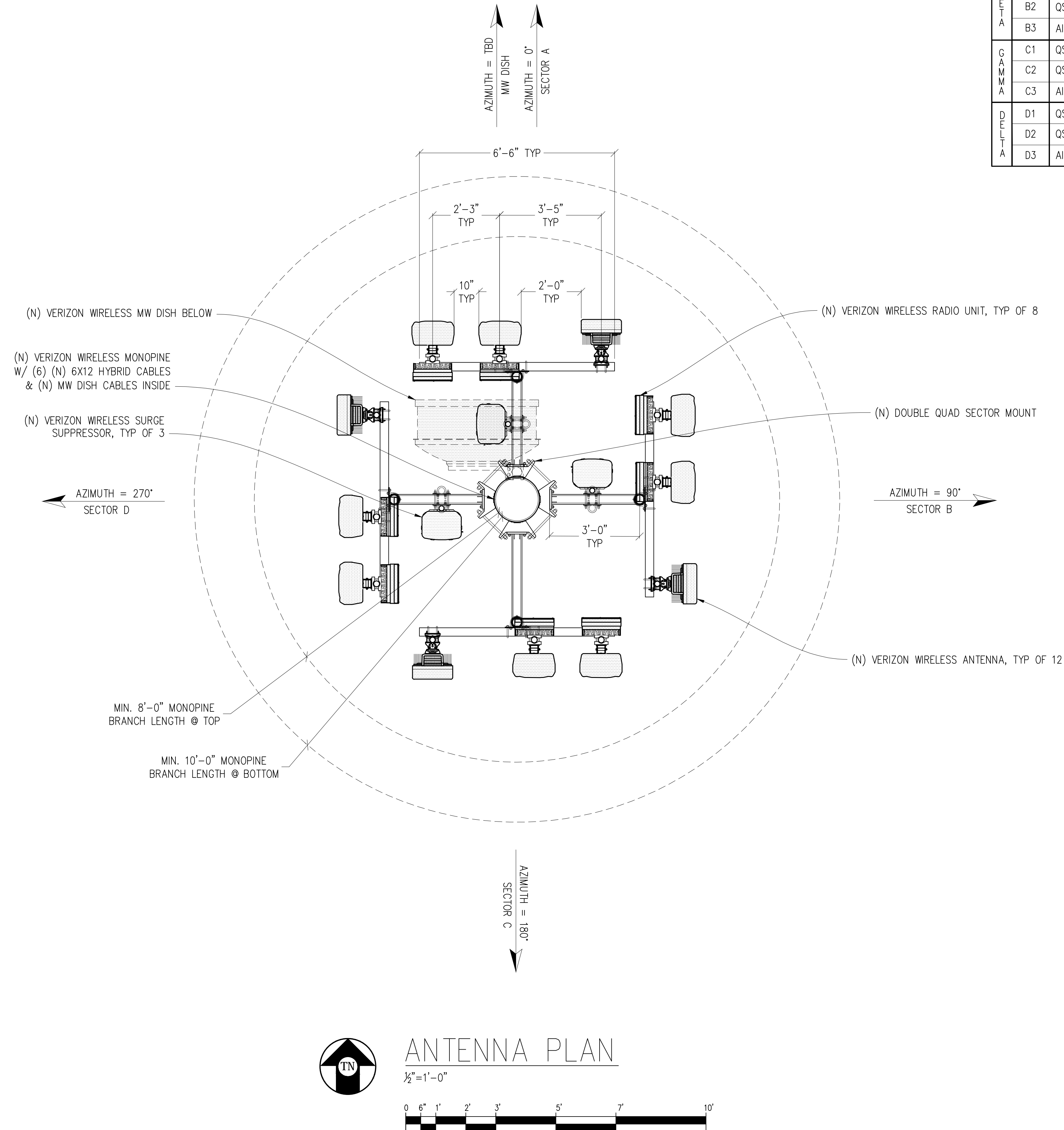
EQUIPMENT PLAN

SHEET NUMBER:

A-1.3

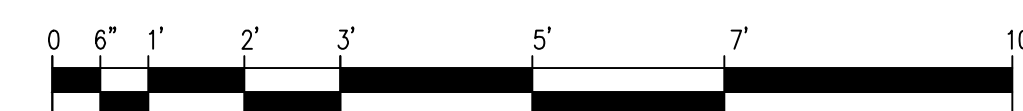
ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)							
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
ALPHA	A1	0°	±65'-0"	(1) RRU-4490	SHARED	-	SHARED
	A2	0°	±65'-0"	(1) RRU 4890	SHARED	-	SHARED
	A3	0°	±66'-9"	-	(2) 6x12	±80'	(1) 6627
BETA	B1	90°	±65'-0"	(1) RRU-4490	SHARED	-	SHARED
	B2	90°	±65'-0"	(1) RRU 4890	SHARED	-	SHARED
	B3	90°	±66'-9"	-	(2) 6x12	±80'	(1) 6627
GAMMA	C1	180°	±65'-0"	(1) RRU-4490	SHARED	-	SHARED
	C2	180°	±65'-0"	(1) RRU 4890	SHARED	-	SHARED
	C3	180°	±66'-9"	-	SHARED	-	SHARED
DELTA	D1	270°	±65'-0"	(1) RRU-4490	SHARED	-	SHARED
	D2	270°	±65'-0"	(1) RRU 4890	SHARED	-	SHARED
	D3	270°	±66'-9"	-	(2) 6x12	±80'	(1) 6627

NOTE:
 1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF SECTOR.
 2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



ANTENNA PLAN

1/2" = 1'-0"



NOTE:
 1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
 2. ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS

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SHEET TITLE:
ANTENNA PLAN

SHEET NUMBER:
A-2.1

Issued For:
YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:
ON AIR

MDG LOCATION ID: 5000169536
PROJECT ID: 16388316
DRAWN BY: SEAD
CHECKED BY: J. GRAY
APPROVED BY: -

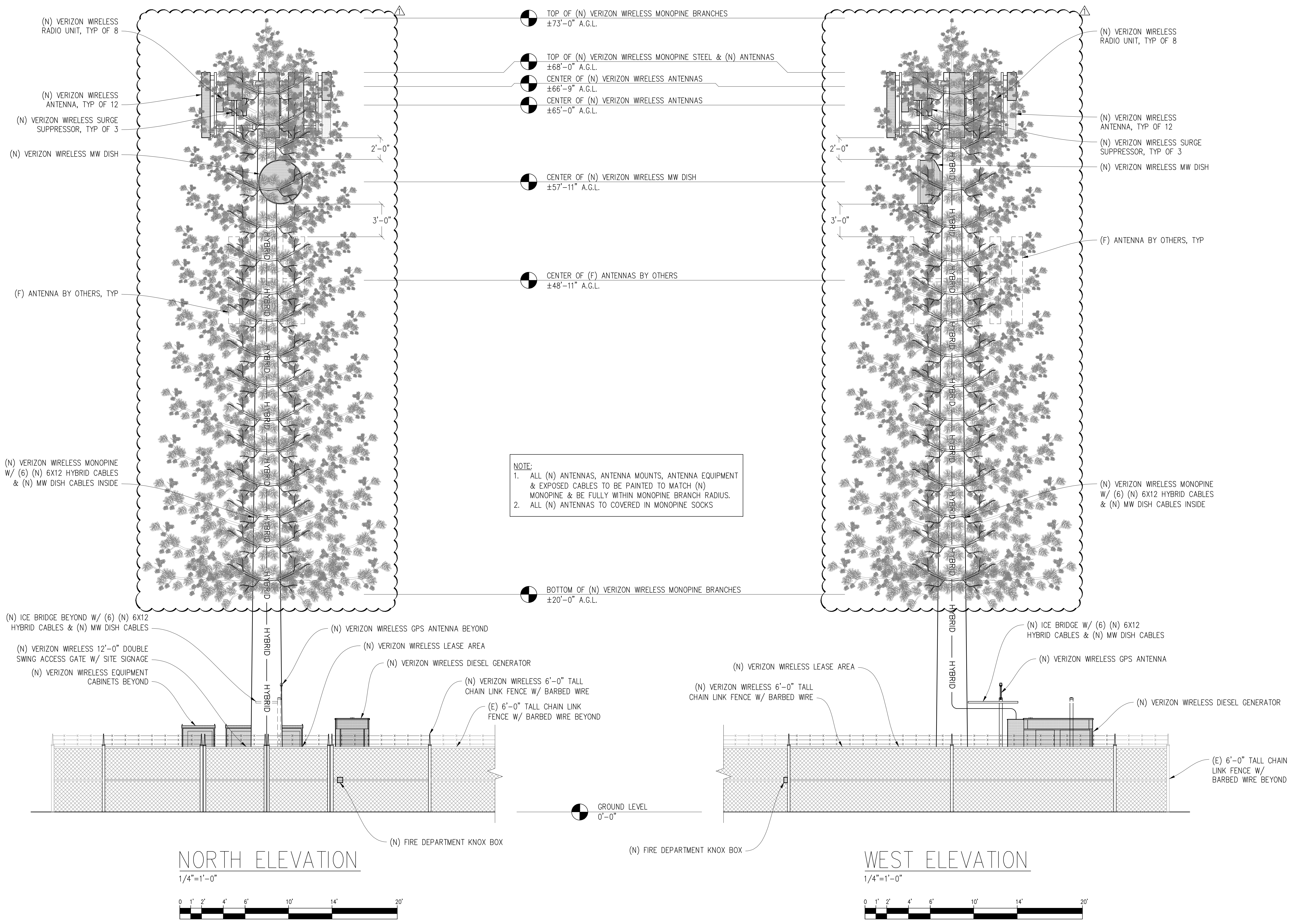
ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
△	08/25/23	PLAN COM	D.H.
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1



- TOP OF (N) VERIZON WIRELESS MONOPINE BRANCHES
±73'-0" A.G.L.
- TOP OF (N) VERIZON WIRELESS MONOPINE STEEL & (N) ANTENNAS
±68'-0" A.G.L.
- CENTER OF (N) VERIZON WIRELESS ANTENNAS
±66'-9" A.G.L.
- CENTER OF (N) VERIZON WIRELESS ANTENNAS
±65'-0" A.G.L.

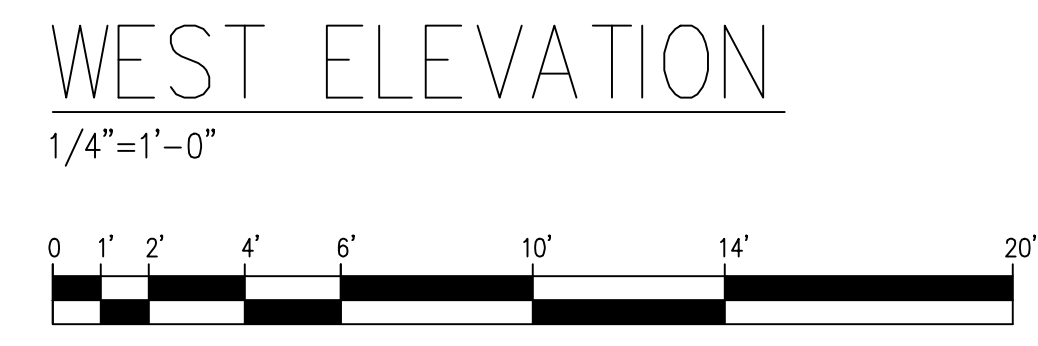
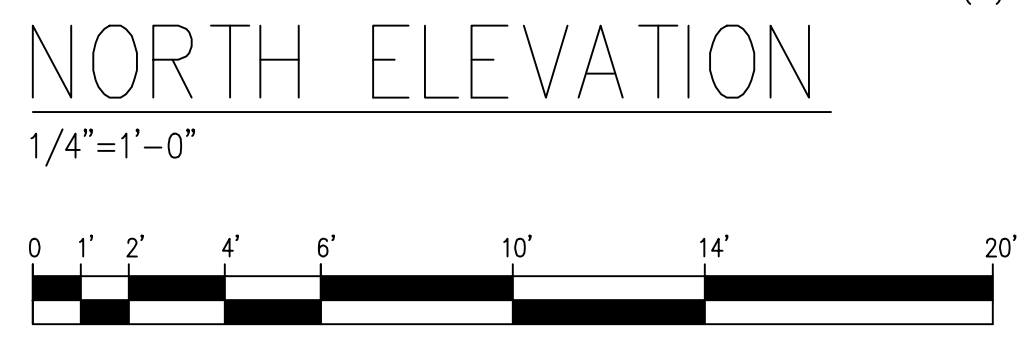
- CENTER OF (N) VERIZON WIRELESS MW DISH
±57'-11" A.G.L.

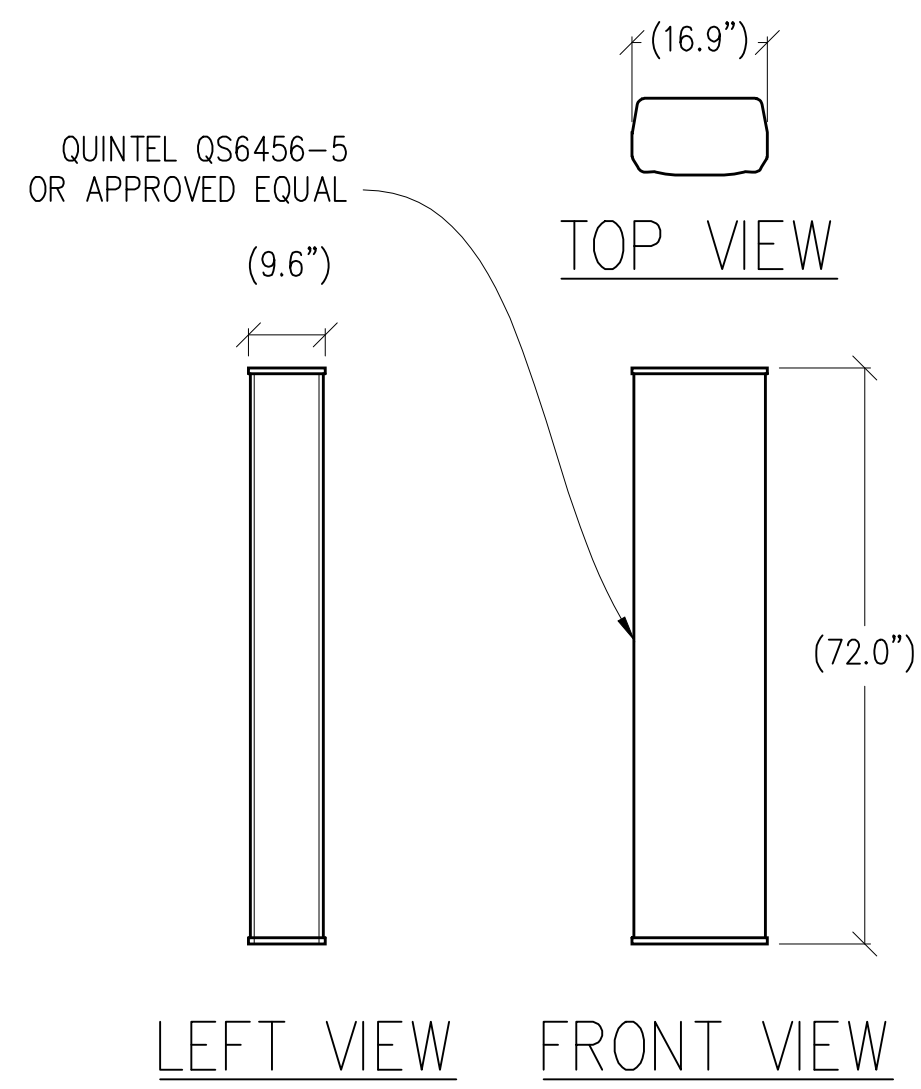
- CENTER OF (F) ANTENNAS BY OTHERS
±48'-11" A.G.L.

NOTE:
1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS

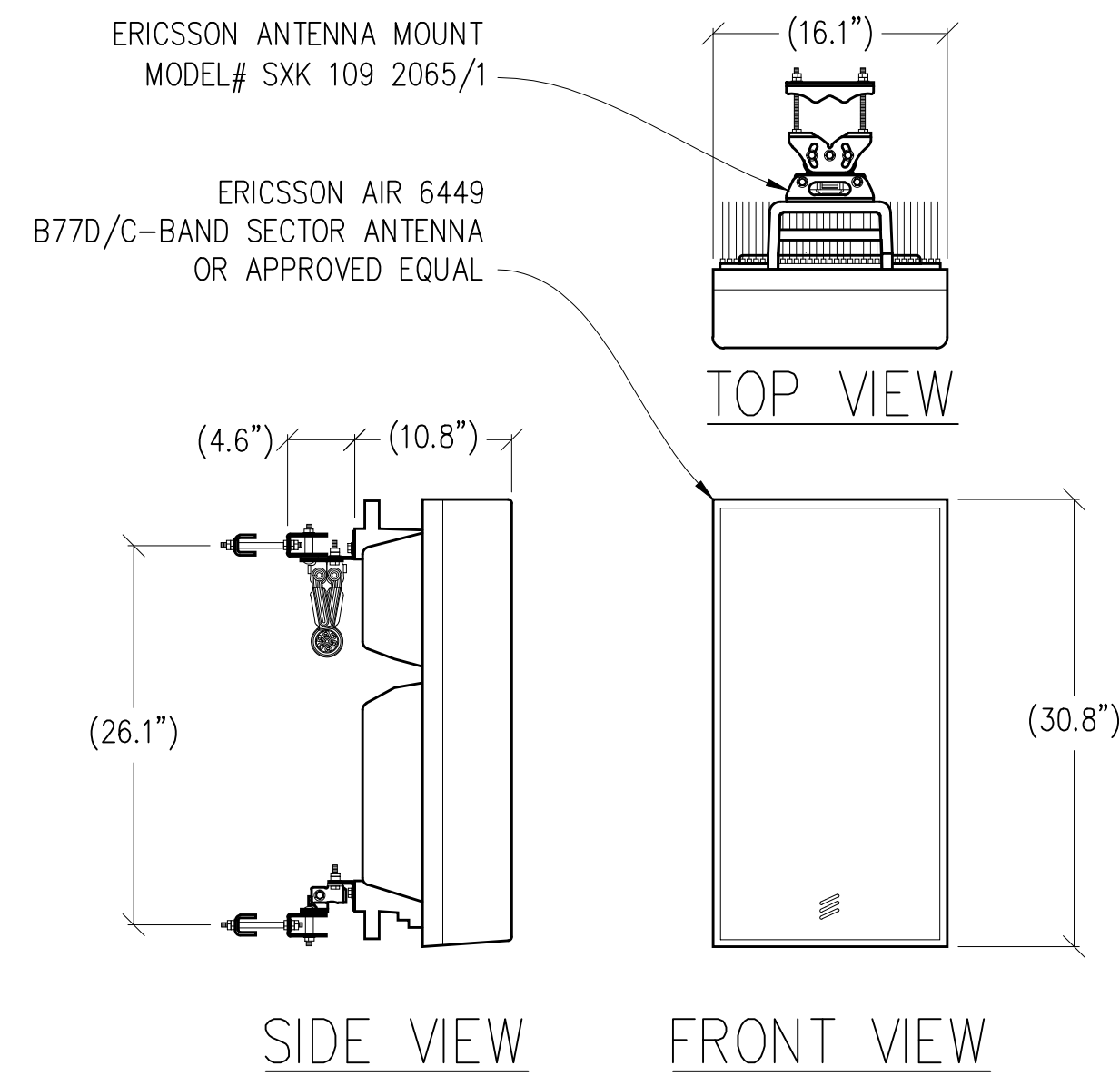
- BOTTOM OF (N) VERIZON WIRELESS MONOPINE BRANCHES
±20'-0" A.G.L.

● GROUND LEVEL
0'-0"

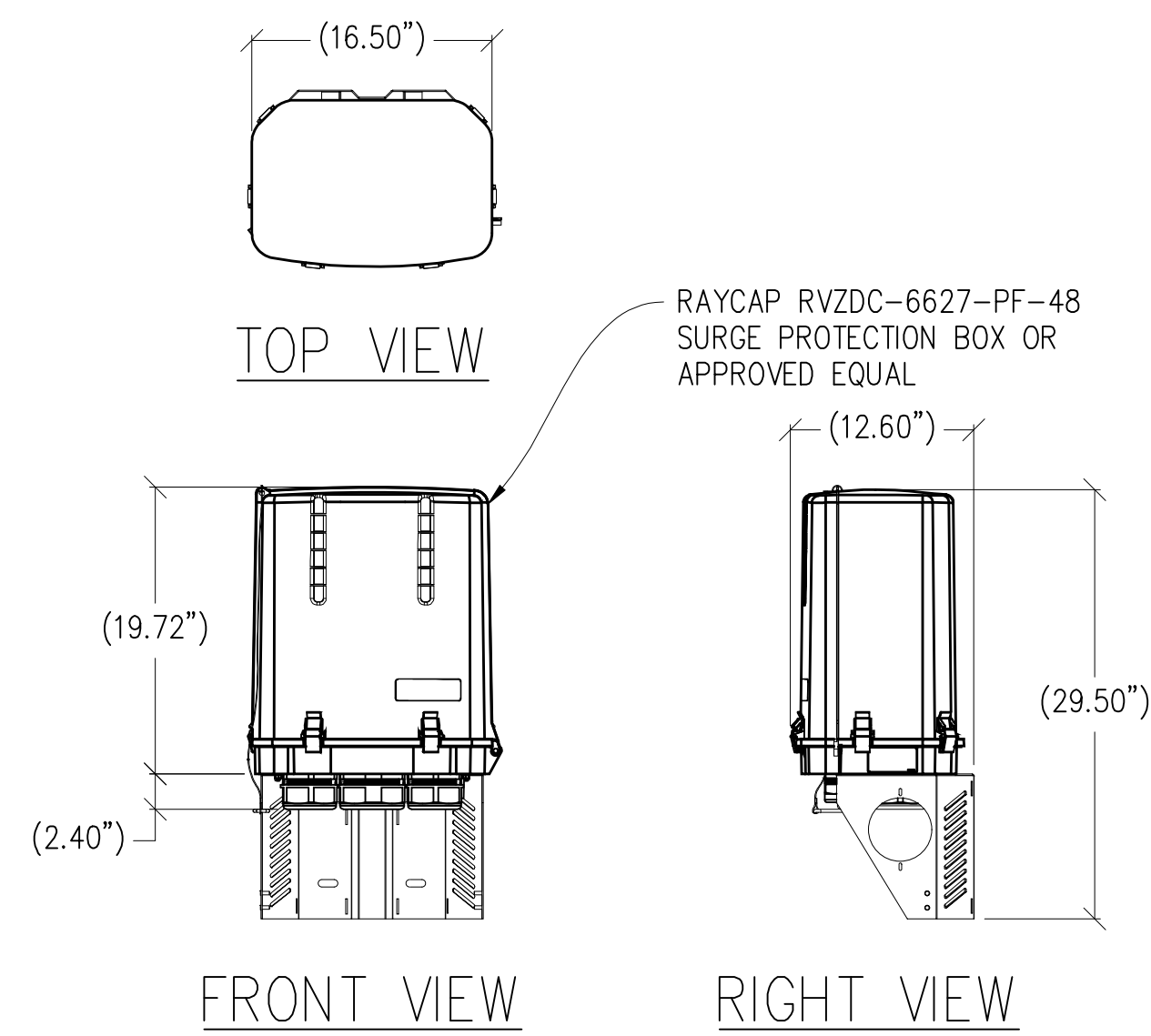




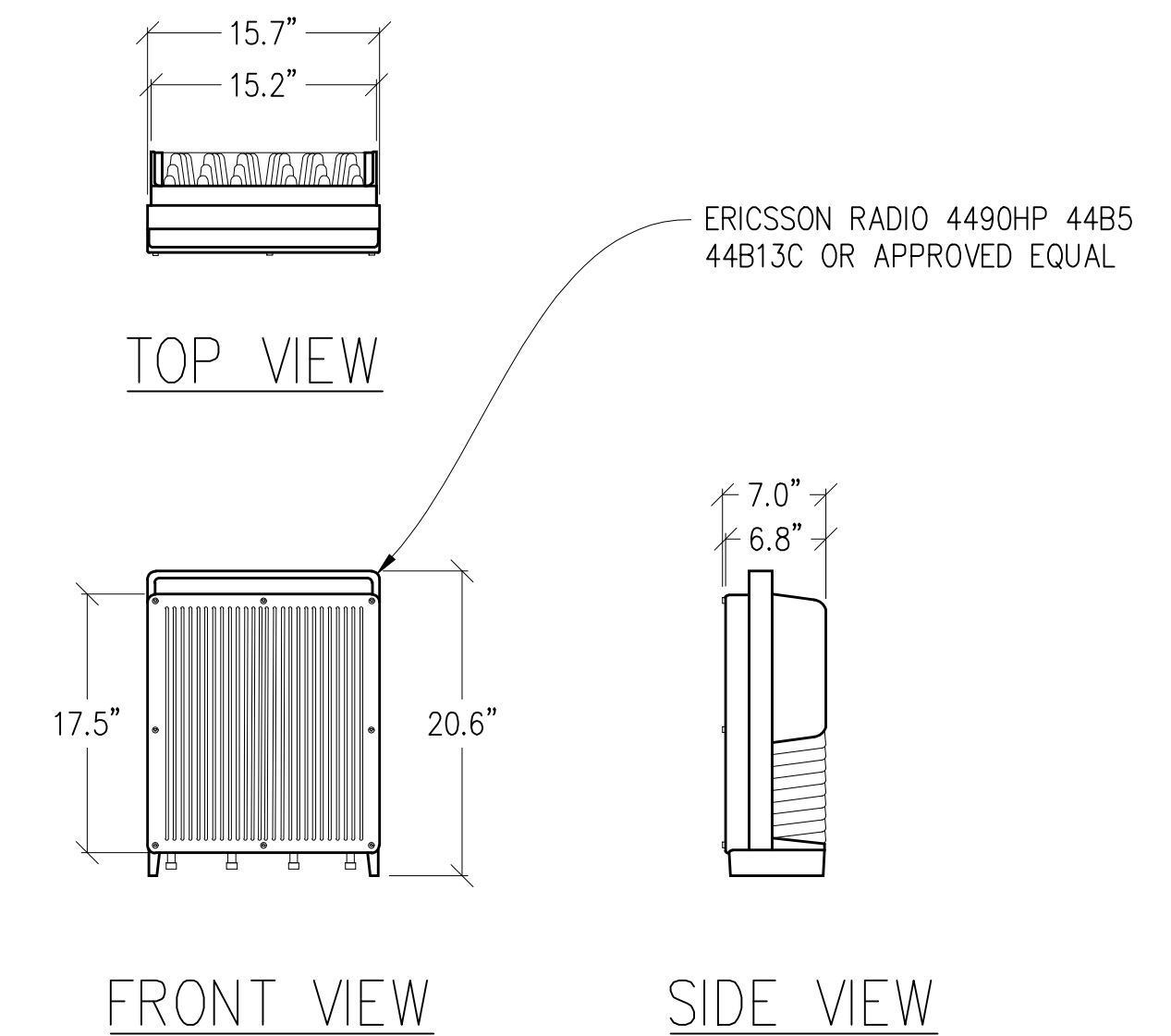
1 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 82 LBS



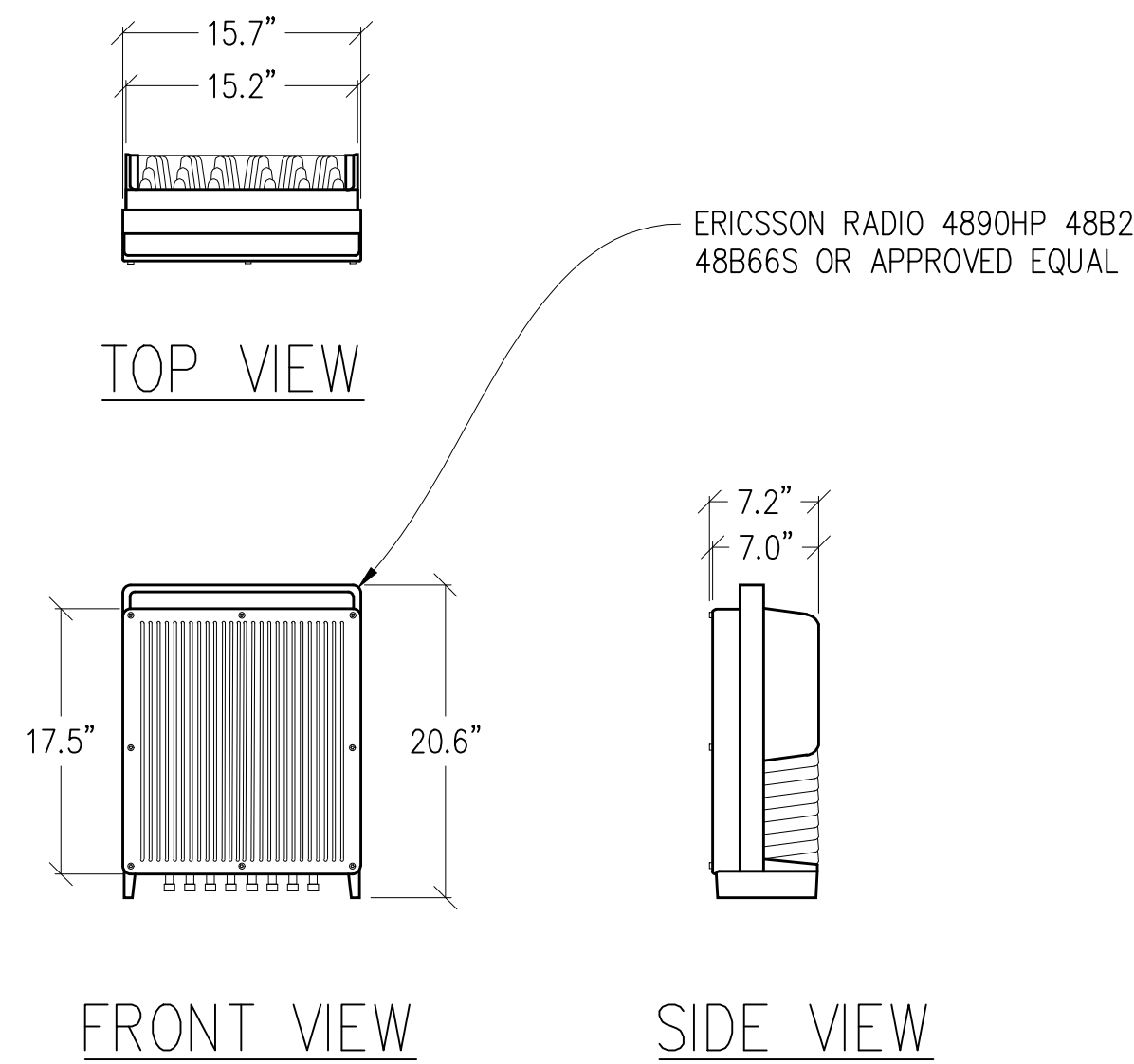
2 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 88 LBS



3 SURGE PROTECTION BOX
1"=1'-0" MAX WEIGHT: 32.0 LBS



4 RADIO DETAIL
1"=1'-0" MAX WEIGHT: 68.4 LBS



5 RADIO DETAIL
1"=1'-0" MAX WEIGHT: 69.5 LBS

NOTE: ALL ANTENNAS & ANTENNA EQUIPMENT
SHOWN ARE PRELIMINARY & SUBJECT TO CHANGE

Issued For:

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AVE

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Vendor:

ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID: 16388316

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY: -

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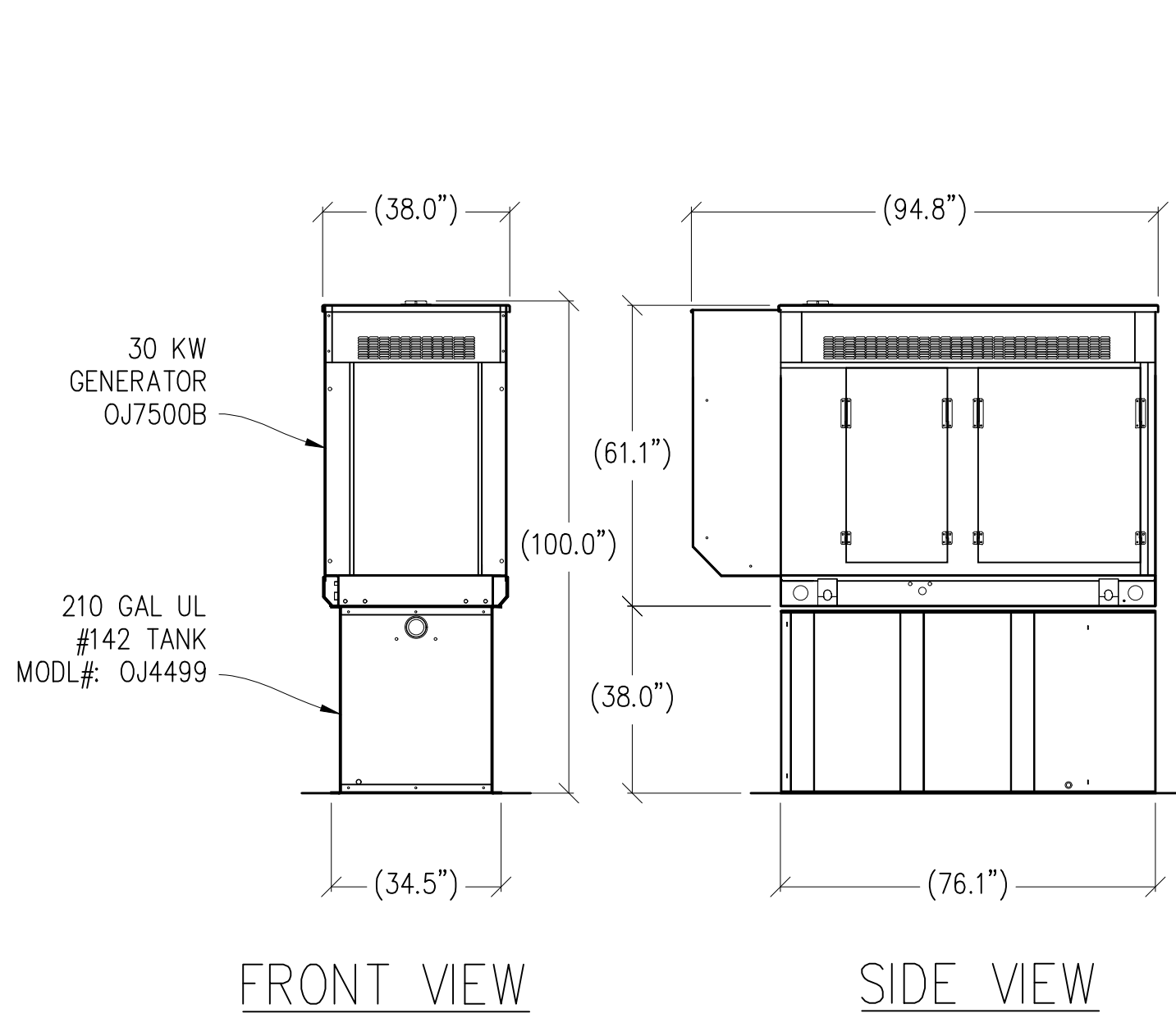
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SHEET TITLE:

ANTENNA
DETAILS

SHEET NUMBER:

A-4.1



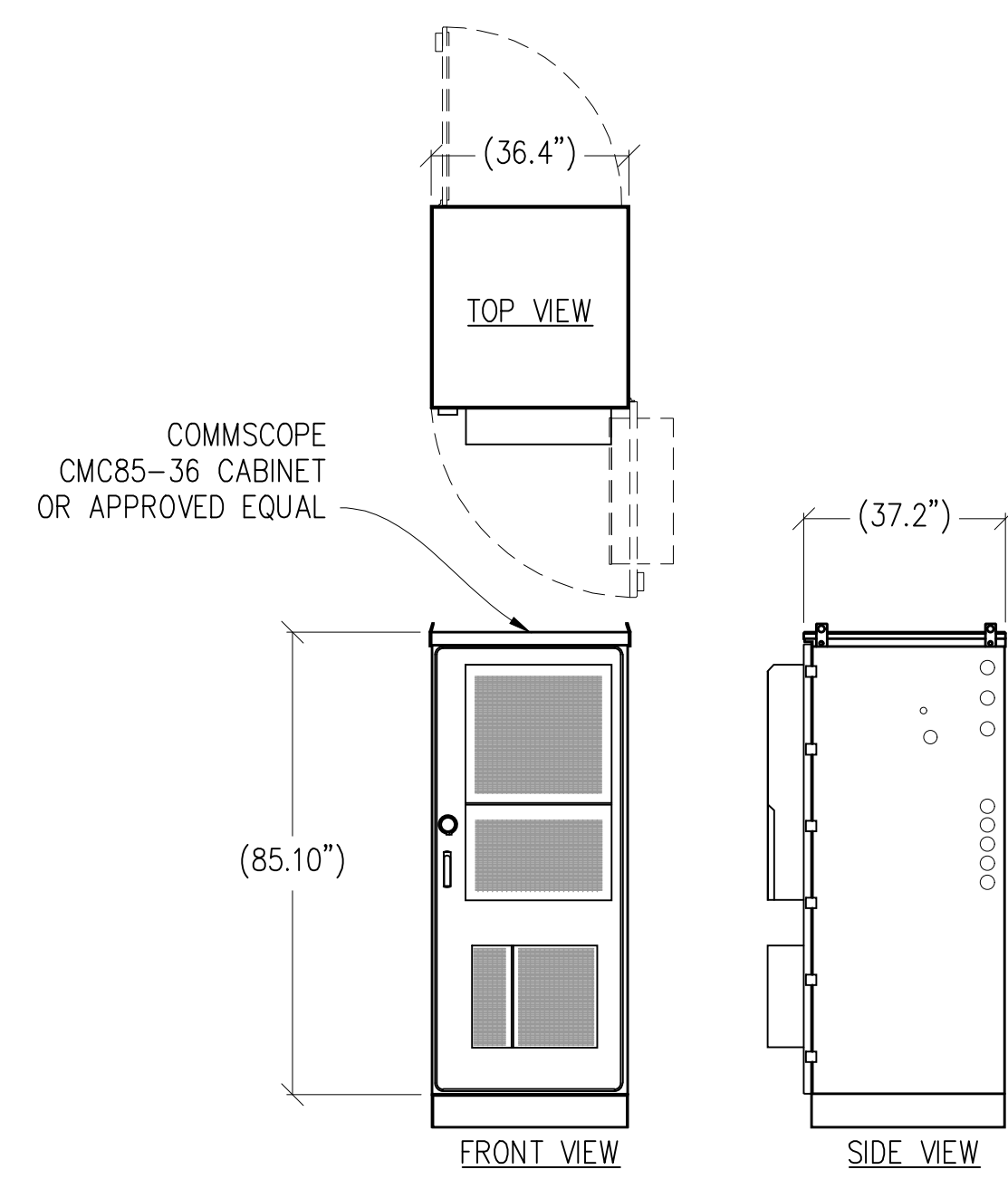
FRONT VIEW

SIDE VIEW

1 30KW GENERATOR DETAIL

3/8"=1'-0"

MAX WEIGHT: 3,119 LBS



FRONT VIEW

SIDE VIEW

2 CABINET DETAIL

3/8"=1'-0"

MAX WEIGHT: 2352 LBS

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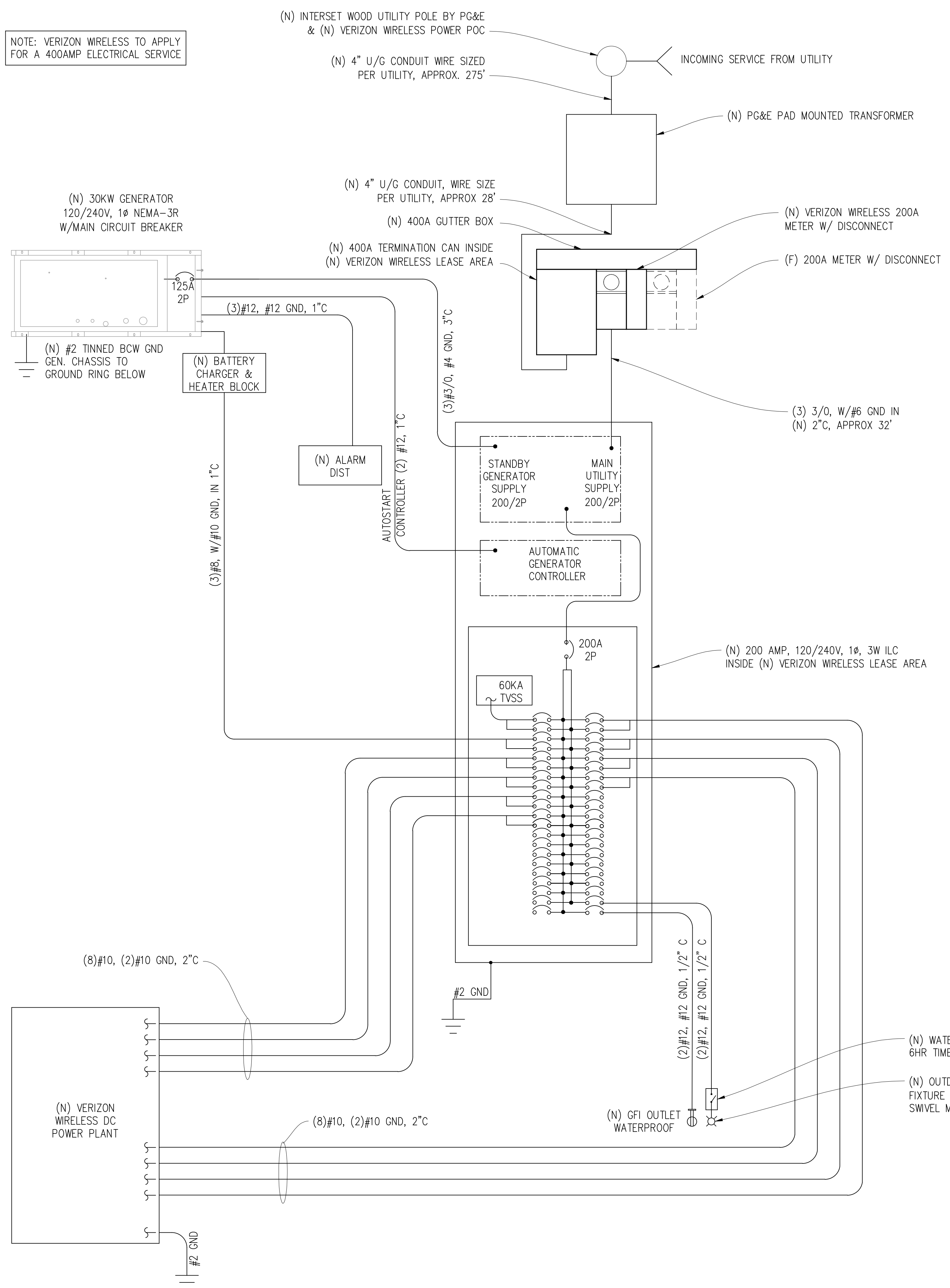
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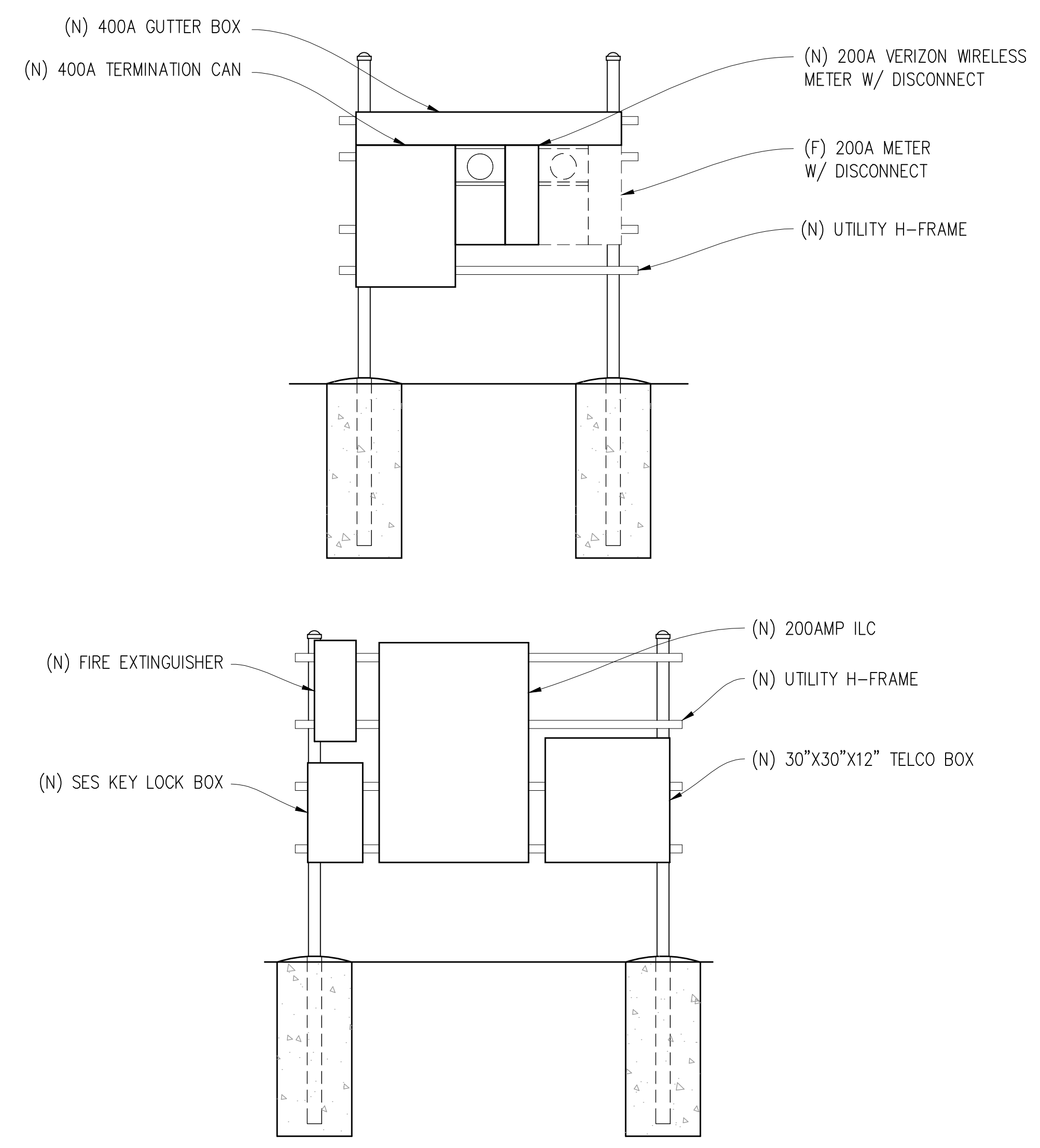
SHEET TITLE:
**EQUIPMENT
DETAILS**

SHEET NUMBER:
A-4.2

NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE



SINGLE LINE DIAGRAM



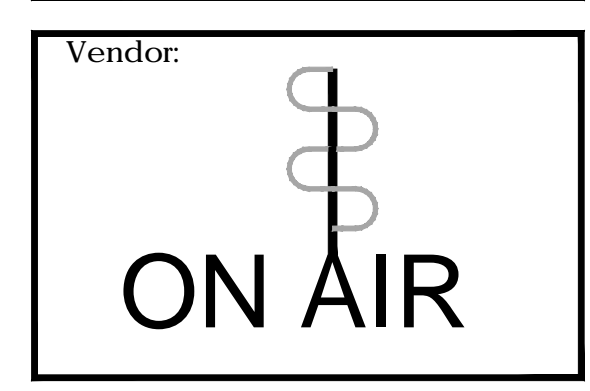
UTILITY ELEVATIONS

PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 10,000		VOLTS: 120V/240V, 1Ø				
LOCATION : OUTSIDE		BUS AMPS: 200A		MAIN CB: 200A				
MOUNTING : H-FRAME								
ØA	ØB	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO	BKR AMP/POLE	LOAD DESCRIPTION	ØA	ØB
30	30	SURGE ARRESTOR	60/2	1 2	30/2	(N) CABINET	1320	1320
3840	3840	(N) BATTERY CHARGER & HTR	40/2	5 6	30/2	" "	1320	1320
1320	1320	(N) CABINET	30/2	9 10	30/2	" "	1320	1320
1320	1320	" "	30/2	11 12	" "	" "	1320	1320
1320	1320	" "	30/2	13 14	30/2	" "	1320	1320
1320	1320	" "	30/2	15 16	" "	" "	1320	1320
1320	1320	" "	30/2	17 18	-	BLANK		
1320	1320	" "	30/2	19 20	-	" "		
		" "	" "	21 22	-	" "		
		" "	" "	23 24	-	" "		
		BLANK	-	25 26	-	" "		
		" "	-	27 28	-	" "		
		" "	-	29 30	-	" "		
		" "	-	31 32	-	" "		
		" "	-	33 34	-	" "		
		" "	-	35 36	-	" "		
		" "	-	37 38	-	" "		
		" "	-	39 40	20/1	LIGHT		300
		" "	-	41 42	20/1	GFI RECEPTACLE	180	5580
9150	9150	PHASE TOTALS				PHASE TOTALS	5460	5580
TOTAL VA =	29340	TOTAL AMPS =	122					

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SHEET TITLE:
**ELECTRICAL
PLAN**

SHEET NUMBER:
E-1.1