

Attachment No. PC 3

Project Plans

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FLETCHER JONES
BIRCH INVENTORY LOT

20052 SW BIRCH STREET
NEWPORT BEACH, CA 92660
702.739.9800

Gensler

5005 Greenville Ave.
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

razorblade engineering

Office: 619.333.6703
2014 Avenida Pineda, Ste. 180
Escondido, CA 92029
Email: info@razorbladeengineering.com
www.razorbladeengineering.com

John Bristol Parcel, LLC
7300 W. Sahara Ave.
Las Vegas, NV 89117
702.735.6502

Date	Description
11/20/2023	ISSUE FOR USE PERMIT - CONDITIONAL
07/28/2025	RESPONSE TO CITY COMMENTS
01/23/2026	RESPONSE TO CITY COMMENTS
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Seal / Signature

Project Name

FJ BIRCH INVENTORY LOT

Project Number

027-6664016

Description

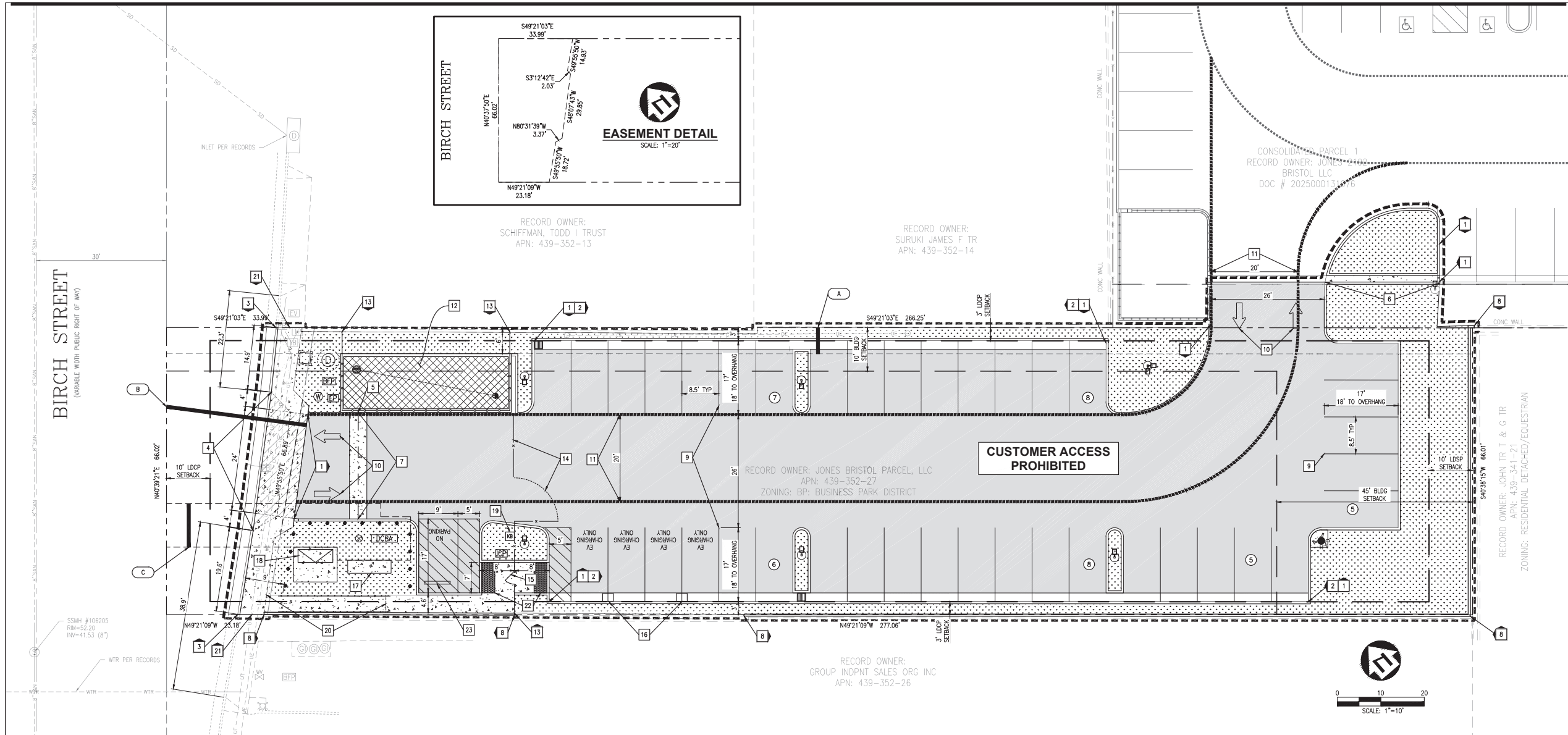
CITY OF NEWPORT BEACH
PLOT PLAN

Scale

SHEET SIZE: 30" x 42"

C1.0

39

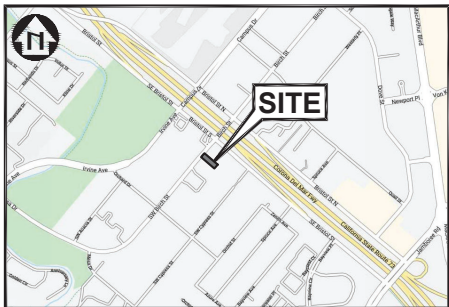


SITE INFORMATION:

APN: 439-352-27
ZONING: SP-7 (BP) SANTA ANA HEIGHTS SPECIFIC PLAN - BUSINESS PARK DISTRICT
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM MAP NO. 06059C0267J, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009. ZONE X IS DEFINED AS 'AREA SUBJECT TO MINIMAL FLOODING'

SUMMARY:	EXISTING	PROPOSED
TOTAL PARCEL AREA	±18,041 SF (±0.41 ACRES)	
TOTAL DISTURBED AREA	±19,227 SF (±0.44 ACRES)	
DISTURBED AREA SUMMARY:		
IMPERVIOUS AREA	±12,556 SF	±14,654 SF
PERVIOUS AREA	±6,671 SF	±4,573 SF
CHANGE IN IMPERVIOUS AREA		±2,098 INCREASE
SETBACKS:	LANDSCAPE	BUILDING
FRONT (BIRCH ST)	10' (FROM P/L)	NONE
SIDE (NE/SW)	3'	10'
REAR (SE)	10' (REQ)	45' (REQ)
LANDSCAPE:		
TOTAL IRRIGATED LANDSCAPE AREA	4,937 SF	
EXISTING BUILDING INVENTORY:		
2-BEDROOM RESIDENCE	1,097 SF*	
GARAGE	448 SF*	
2-BEDROOM RESIDENCE	2,285 SF*	
GARAGE	201 SF*	
*TO BE DEMOLISHED		

PARKING SUMMARY		
	REQUIRED	PROVIDED
EMPLOYEE SPACES	0	0
CUSTOMER SPACES	0	0
INVENTORY/SECURED SPACES (REGULAR)	0	35
EV SPACES	0	4 EVSE
ADA SPACES	0	0
TOTAL	0	39



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

C1.0	CITY OF NEWPORT BEACH PLOT PLAN
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.0	PRELIMINARY UTILITY PLAN
A0.21	SITE DETAILS
L-1	PLANTING CONCEPT
L-2	PLANTING CONCEPT IMAGES
E0.1	GENERAL NOTES, SYMBOL LIST, ABBREVIATIONS, SHEET INDEX
E0.2	SINGLE LINE DIAGRAM "MSB", LIGHTING FIXTURE SCHEDULE, LIGHTING CONTROL DIAGRAM, PANEL SCHEDULES
E0.3	EXTERIOR TITLE 24 FORMS
E0.11	SITE POWER PLAN EV CHARGER SPECIFICATIONS
E0.12	SITE LIGHTING PLAN, SITE PHOTOMETRIC PLAN

SURVEY NOTES:

- TOPOGRAPHIC SURVEY PROVIDED BY RICHTIG, INC.; DATED NOVEMBER 28, 2021 AND UPDATED JULY 19, 2023.
- BASIS OF BEARINGS: THE NORTH 40°37'50" EAST ALONG THE CENTERLINE OF BIRCH ST., AS SHOWN ON RECORD OF SURVEY NO. 2004-1100, RECORDED IN BOOK 207, PAGE 41.
- DATUM: NAVD83.
- BENCHMARK: GRANGE COUNTY BM #3N-61-89; DESCRIBED BY OCS 2003; FOUND 3/4" OCS ALUMINUM BENCHMARK (DSK STAMPED "3N-61-89", SET IN NORTHERLY CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN, MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF BRISTOL, 450 FT. NORTHERLY OF THE CENTERLINE OF JAMBOREE, 33 FT. SOUTHWESTERLY OF THE CENTERLINE OF SOUTH BRISTOL, AND 28 FT. NORTHERLY OF A SINGLE LIGHT STANDARD, MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEVATION: 56.989
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEWPORT BEACH, GRANGE COUNTY, CALTRANS, AND CALIFORNIA STANDARDS AND SPECIFICATIONS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ACCESSIBILITY NOTES:

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST CALIFORNIA ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
- RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
- RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

UTILITY LOCATION NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF CITY OF NEWPORT BEACH RECORDS, AS WELL INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.

SITE PLAN KEY NOTES

- PROPOSED PRIVATE PCC 6" TALL VERTICAL BARRIER CURB.
- PROPOSED PRIVATE PCC 6" TALL CURB WITH 24" GUTTER.
- PROPOSED PUBLIC "TYPE A" PCC CURB AND GUTTER, PER CITY OF NEWPORT BEACH STD. DWG. NO. 182.
- PROPOSED COMMERCIAL DRIVEWAY APPROACH TYPE L, PER CITY OF NEWPORT BEACH STD. DWG. NO. 160. PLUG EXISTING DRIVEWAY, PER CITY OF NEWPORT BEACH STD. DWG. NO. 165.
- PROPOSED CURB CUT FOR STORMWATER CONVEYANCE.
- PROPOSED 12" WIDE GUTTER.
- PROPOSED 4" WIDE VALLEY GUTTER.
- PROPOSED 6" TALL CONCRETE SLUMP PRIVACY WALL TO MATCH EXISTING.
- PROPOSED 4" PARKING STALL STRIPE, TRAFFIC WHITE PAINT, MINIMUM TWO COATS, PER CAMUTCD STANDARDS. (TYP).
- PROPOSED PAVEMENT DIRECTIONAL MARKING/TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. (TYP).
- PROPOSED 20 FOOT WIDE FIRE LANE.
- PROPOSED WALLED BIORETENTION BMP. WALLS ARE 8" WIDE EXCEPT ADJACENT TO DRIVE AISLES WHICH ARE 10" WIDE.
- PROPOSED SECURITY FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED COMBINATION 6" TALL, 15.5" WIDE SLIDING GATE, AND 10" WIDE SWING GATE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED MAN DOOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED EV CHARGING STATION AND PARKING STALLS. EACH EV STALL SHALL HAVE "EV CHARGING ONLY" PAINTED ON SURFACE IN 12" STENCILED LETTERS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED EV SWITCHBOARD AND CHARGING EQUIPMENT ON PCC PAD WITH PROTECTIVE BOLLARDS. SEE MEP PLANS.
- PROPOSED 8'X10' TRANSFORMER SLAB BOX WITH PROTECTIVE BOLLARDS, PER SCE SPECIFICATIONS. SEE MEP PLANS.
- PROPOSED KNOX BOX.
- PROPOSED RAMP WITH ADA HANDRAILS.
- PROPOSED PUBLIC SIDEWALK, PER CITY OF NEWPORT BEACH STD. DWG. NO. 180.
- PROPOSED ADA DETECTABLE WARNINGS.
- PROPOSED PCC WHEELSTOP.

EASEMENT KEY NOTES

- EXISTING 6' WIDE SCE EASEMENT PER BOOK 3877, PAGE(S) 383.
- PROPOSED EASEMENT DEDICATION. SEE EASEMENT DETAIL ON THIS SHEET.
- PROPOSED 10' WIDE WATER EASTMENT

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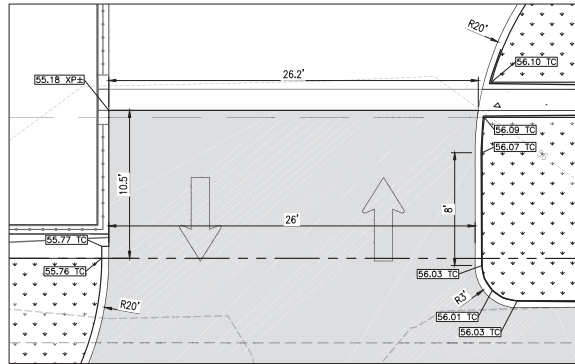
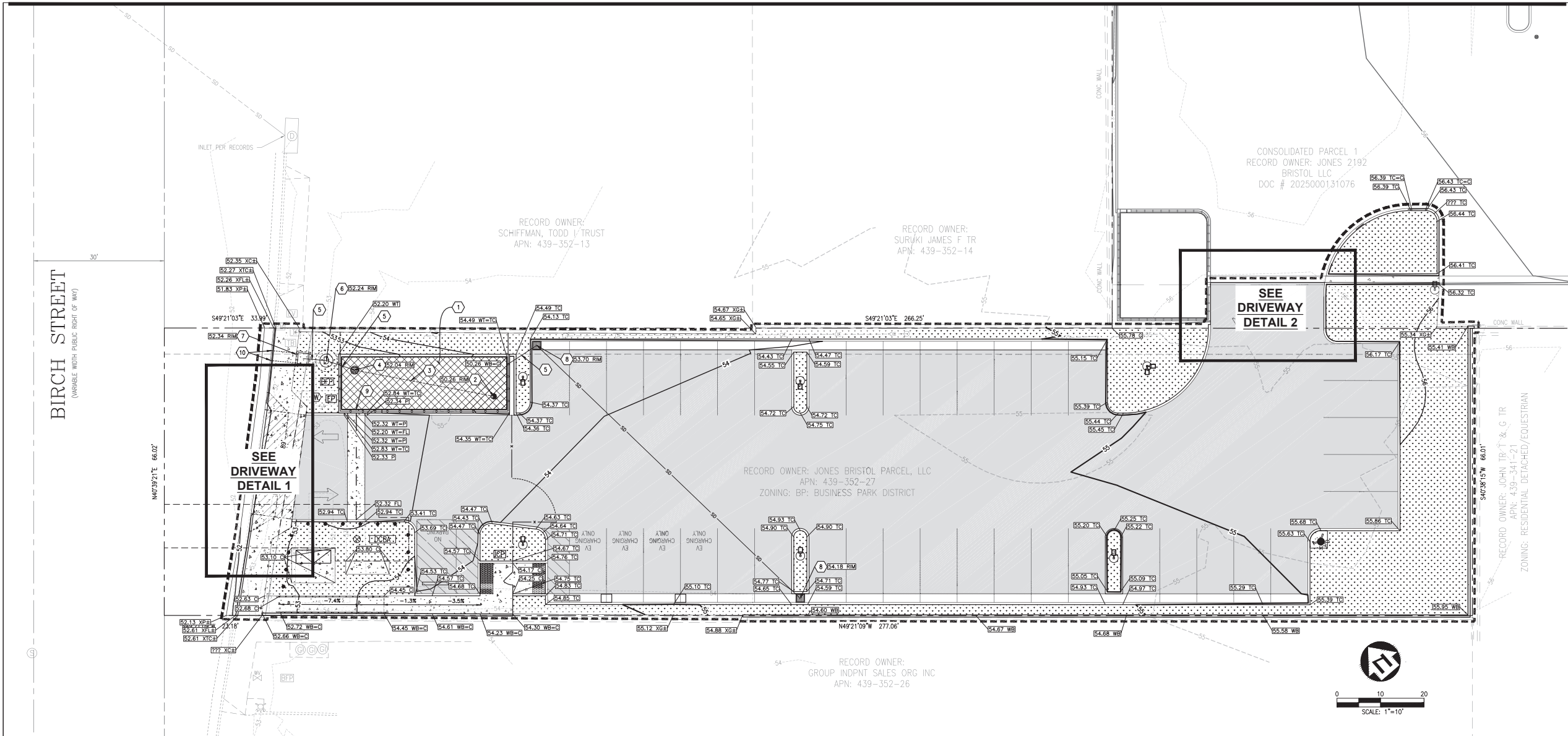
PRELIMINARY GRADING AND
DRAINAGE PLAN

Scale

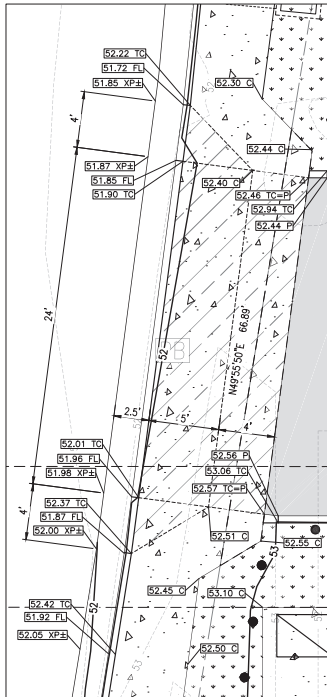
SHEET SIZE: 30" x 42"

C2.0

40



DRIVEWAY DETAIL 2
SCALE: 1"=5'



DRIVEWAY DETAIL 1
SCALE: 1"=5'

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GRADING NOTES:

1. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SACS.
2. UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

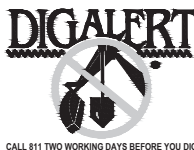
SPOT GRADING LEGEND

10.00	PROPOSED ELEVATION TO MATCH EXISTING ITEM
10.00	PROPOSED ELEVATION EQUAL TO PROPOSED ITEM
10.00	PROPOSED ELEVATION AT TOP OF CONCRETE PAVEMENT
10.00	PROPOSED ELEVATION AT FLOW LINE
10.00	PROPOSED ELEVATION AT FINISHED GROUND
10.00	PROPOSED ELEVATION AT TOP OF ASPHALT PAVEMENT
10.00	PROPOSED ELEVATION AT TOP OF UTILITY STRUCTURE
10.00	PROPOSED ELEVATION AT TOP OF CURB
10.00	PROPOSED ELEVATION AT BASE OF WALL
10.00	PROPOSED ELEVATION AT TOP OF WALL
1.5%	PROPOSED DRAINAGE SLOPE ARROW

GRADING PLAN KEY NOTES

1. PROPOSED WALLED BIORETENTION PLANTER
2. PROPOSED STORM DRAIN TERMINAL CLEANOUT. SEE SHEET C4.0 FOR RIM AND INVERTS.
3. PROPOSED PERFORATED UNDERDRAIN. SEE SHEET C4.0 FOR SIZE, LENGTH AND SLOPE.
4. PROPOSED OVERFLOW RISER WITH YARD DRAIN/BEEHIVE GRATE. SEE SHEET C4.0 FOR RIM AND INVERTS.
5. PROPOSED RCP STORM SEWER PIPE. SEE SHEET C4.0 FOR SIZE, LENGTH AND SLOPE. TRENCH AND BEDDING PER CITY OF NEWPORT BEACH STD. DWG. NO. 323.
6. PROPOSED 60" DIAMETER MANHOLE. PER CITY OF NEWPORT BEACH STD. DWG. NO. 400, WITH PUMP STATION. SEE SHEET C4.0 FOR RIM AND INVERTS.
7. PROPOSED 30"x30" OUTLET CONTROL STRUCTURE WITH PERFORATED BASE PER CITY OF NEWPORT BEACH STANDARDS.
8. PROPOSED SINGLE CURB OPENING CATCH BASIN, PER CITY OF NEWPORT BEACH STD. DWG. NO. 302. SEE SHEET C4.0 FOR RIM AND INVERTS.
9. PROPOSED 4" WIDE CURB CUT FOR STORMWATER CONVEYANCE
10. PROPOSED 3"x12" UNDER SIDEWALK RECTANGULAR DRAIN PIPE PER CITY STANDARD 184, ALTERNATE TO DETAIL A OPTION. SEE SHEET C4.0 FOR SIZE, LENGTH, SLOPE AND DISCHARGE INVERT.

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	IRRIGATION WATER LINE	---
---	FIRE PROTECTION WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	GAS LINE	---
---	TREE	---
---	FENCE	---
---	SIGN/BOLLARD	---
---	WATER VALVE/METER	---
---	FIRE HYDRANT/BACKFLOW PREVENTER	---
---	SEWER MANHOLE/CLEANOUT/GREASE TRAP	---
---	STORM MANHOLE/RAIN INLET/CLEANOUT	---
---	LIGHT POLE/UTILITY POLE	---
---	ELECTRICAL METER/VAULT/PULL BOX	---
---	TELECOMM MANHOLE/PEDESTAL/PULL BOX	---
---	GAS METER/VALVE	---
---	STANDARD PCC PAVEMENT/SIDEWALK	---
---	HEAVY-DUTY PCC PAVEMENT	---
---	STANDARD AC PAVEMENT	---
---	LANDSCAPE AREA	---
---	WALLED BIORETENTION PLANTER	---



ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE, VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

CALL 811 TWO WORKING DAYS BEFORE YOU DIG

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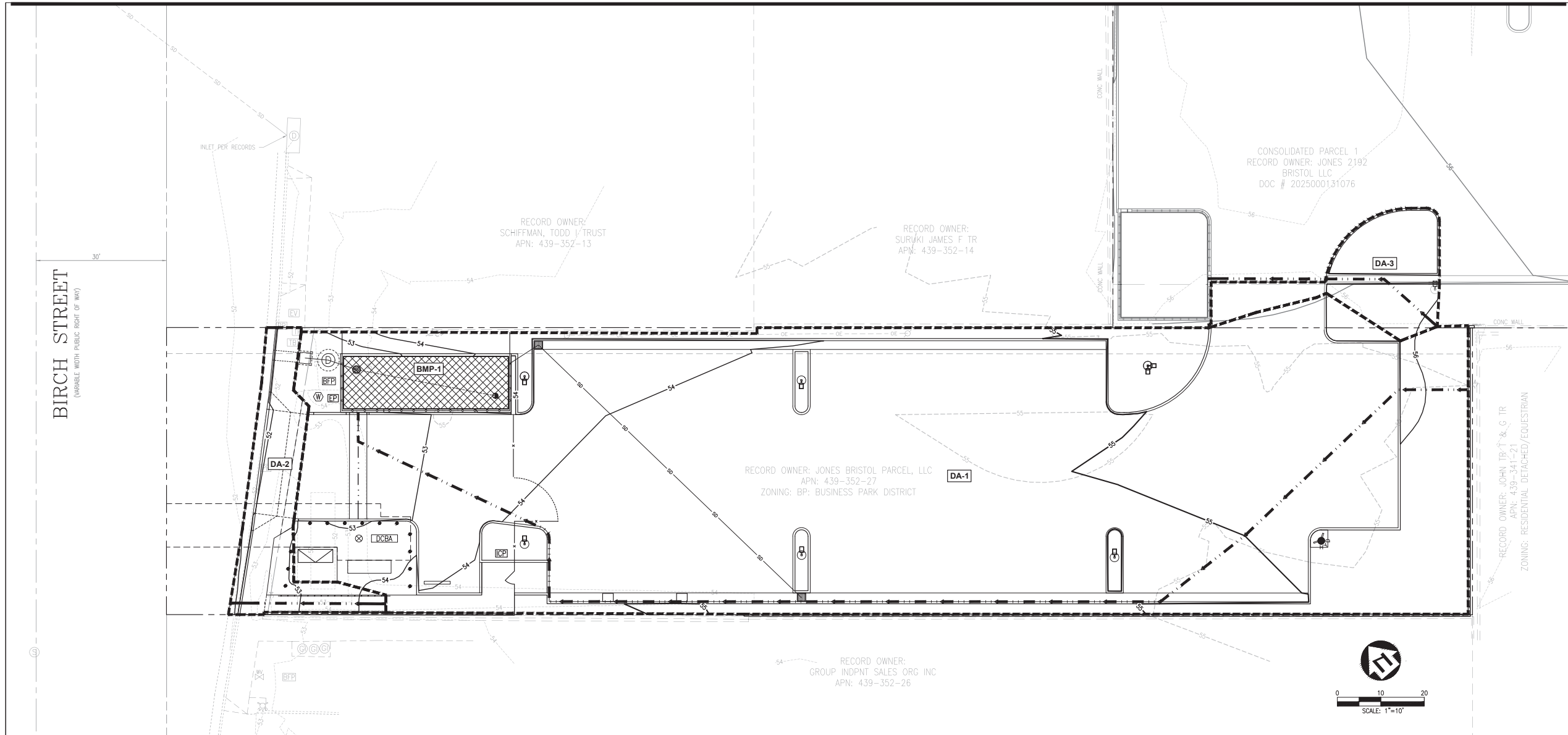
Description

PRELIMINARY STORMWATER
CONTROL PLAN

Scale SHEET SIZE: 30" x 42"

C3.0

41



ON-SITE FLOW-THROUGH PLANTER MAINTENANCE PLAN:

- ROUTINE MAINTENANCE (MONTHLY INSPECTIONS, OR AS NEEDED AFTER STORM EVENTS):
 - INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR AND OBSTRUCTIONS AND REMOVE TRASH, FALLEN LEAVES, AND DEBRIS.
 - INSPECT PLANTER BOX AFTER STORMS TO ENSURE STRUCTURAL INTEGRITY OF THE BOX AND THAT THE PLANTER IS NOT CLOGGING, AND IS DRAINING WITHIN 3-4 HOURS AFTER STORM EVENTS. IF PONDED WATER DOES NOT DRAIN, THE SURFACE SOILS SHOULD BE TILLED OR REPLACED AND REPLANTED AS NECESSARY. IF MOSQUITO LARVAE ARE OBSERVED, CONTACT THE COUNTY VECTOR CONTROL DISTRICT AT (510) 567-6800.
 - INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH AND REMOVE ANY ACCUMULATION OF SEDIMENT.
 - CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY.
- BI-ANNUAL INSPECTION (AT LEAST TWICE A YEAR):
 - PRUNE AND WEED THE PLANTER AREA.
 - REMOVE AND REPLACE ANY DEAD OR DYING PLANTS.
 - TREAT DISEASED PLANTS, AS NEEDED, USING PREVENTATIVE AND LOW-TOXIC MEASURES TO THE EXTENT POSSIBLE.
 - AVOID THE USE OF PESTICIDES AND QUICK-RELEASE SYNTHETIC FERTILIZERS AND FOLLOW THE PRINCIPLES OF INTEGRATED PEST MANAGEMENT (IPM). CHECK WITH THE LOCAL JURISDICTION FOR ANY LOCAL POLICIES REGARDING THE USE OF PESTICIDES AND FERTILIZERS.
 - MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).
- ANNUAL INSPECTION (JUST PRIOR TO THE WET SEASON):
 - APPLY 1" TO 2" OF COMPOSED MULCH TO BE APPLIED ONCE A YEAR AND WHEN EROSION IS EVIDENT; SPOT MULCHING MAY BE SUFFICIENT FOR RANDOM VOID AREAS.

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HYDROMODIFICATION NOTES:

ACCORDING TO THE NORTH ORANGE COUNTY C3 TECHNICAL GUIDANCE MANUAL, FIGURE XVI-3D, AND PER THE ORANGE COUNTY STORMWATER NETWORK MAP, THE PROJECT IS LOCATED IN AN AREA THAT DISCHARGES TO AN UNSTABLE CHANNEL.

IN ADDITION, THE PROJECT WILL RESULT IN AN INCREASE OF IMPERVIOUS AREA ON THE SITE, RESULTING IN AN INCREASE IN POST-DEVELOPMENT RUNOFF VOLUME FOR THE 2-YEAR, 24-HOUR STORM EXCEEDING THE PRE-DEVELOPMENT RUNOFF VOLUME BY MORE THAN 5 PERCENT. AS SUCH, THE PROJECT IS NOT EXEMPT FROM HYDROMODIFICATION REQUIREMENTS.

HYDROMODIFICATION WILL BE PROVIDED BY THE FLOW-THROUGH PLANTER BOX BMP BY EMPLOYING AN OUTLET CONTROL STRUCTURE, WHICH WILL LIMIT THE POST-DEVELOPMENT PEAK RUNOFF RATE FROM THE 2-YEAR, 24-HOUR STORM TO WITHIN 10 PERCENT OF THE PRE-PROJECT PEAK RUNOFF RATE.

PRE-DEVELOPMENT IS DEFINED AS EXISTING CONDITIONS IMMEDIATELY PRIOR TO PROJECT WMP SUBMITTAL PER NOTE 3 IN THE TECHNICAL GUIDANCE MANUAL SECTION 2.2.3.1.

POST-PROJECT HYDROMODIFICATION VOLUME:

THE TOTAL POST-PROJECT HYDROMODIFICATION VOLUME WAS DETERMINED TO BE 2,256 USING THE ORANGE COUNTY TECHNICAL GUIDANCE MANUAL SIMPLIFIED METHOD (SITES < 5 ACRES). THE HYDROMODIFICATION VOLUME THAT MUST BE CONTROLLED IS THE DIFFERENCE BETWEEN THIS VOLUME AND THE PRE-PROJECT VOLUME (2,100) - WHICH EQUATES TO 156 CUBIC FEET. HOWEVER, BECAUSE THE WATER QUALITY DESIGN CAPTURE VOLUME (DCV) IS LARGER THAN THIS VOLUME (771 CF > 156 CF), THE DCV CONTROLS BMP SIZING.

BMP SAMPLE CALCULATION:

$C = (0.75 \cdot IMP + 0.15)$
 $IMP = \text{IMPERVIOUS FRACTION OF DRAINAGE AREA}$
 $D = 0.7 \text{ PER ORANGE COUNTY TECHNICAL GUIDANCE MANUAL}$
 $\text{DESIGN CAPTURE VOLUME} = (C \cdot D \cdot A) / 12$

INSPECTION AND MAINTENANCE:

RESPONSIBLE PARTY FOR BMP MAINTENANCE: FLETCHER JONES MOTORCARS
SHAWN DETREY
(702)739.9800
SDTETREY@FLETCHERJONES.COM

SITE DRAINAGE AREAS AND BMPs										
DRAINAGE AREA	BMP	BMP TYPE	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	C* (0.75 X IMPERVIOUS AREA/TOTAL AREA + 0.15)	DESIGN CAPTURE VOLUME (CU-FT)	DESIGN CAPTURE VOLUME (CU-FT)	PONDING DEPTH (FT)	DEPTH OF WATER FILTERED (FT)	BMP AREA REQUIRED (SF)
DA-1	BMP-1	** FLOW-THROUGH BIOTREATMENT	17,587	13,648	0.73	749	1.94	1.78	455	455
				3,939						
				744						
DA-2	UNRESTRICTED		867	123	0.79	40	-	-	-	-
DA-3	OFFSITE BMP	** FLOW-THROUGH PLANTER BOX - WITH UNDERDRAIN	773	262	0.40	18	-	-	-	-
				511						

- * SEE BMP SAMPLE CALCULATION, THIS SHEET
- ** ALL BMPs FEATURE TWO INCHES (2") OF FREEBOARD
- *** BMPs ARE SIZED TO CAPTURE THE LARGER VOLUME BETWEEN THE HYDROMODIFICATION VOLUME AND THE WATER QUALITY DESIGN CAPTURE VOLUME. THE WATER QUALITY DESIGN CAPTURE VOLUME CONTROLS

HYDROMODIFICATION CALCULATIONS

DRAINAGE AREA	C*	HYDROMODIFICATION DEPTH, d (IN.)	AREA, A (AC.)	RUNOFF VOLUME ((C X d X A X 43,560/12) (CF)	VOLUME CREDIT (CF)	BMP TYPE	PONDING VOLUME PROVIDED (CF)	BMP AREA (SF)	TREATMENT MEDIA DEPTH (FT)	TREATMENT MEDIA POROSITY, n	TREATMENT MEDIA VOLUME PROVIDED (CF)	AGGREGATE DEPTH (FT)	AGGREGATE POROSITY, n	AGGREGATE VOLUME PROVIDED (CF)	TOTAL VOLUME PROVIDED (CF)
DA-1	0.73	2.05	0.404	2,193	-	FLOW-THROUGH BIOTREATMENT	807	455	2	0.20	182	1.5	0.35	239	1,228
DA-2	0.79	2.05	0.020	117	-	UNRESTRICTED	-	-	-	-	-	-	-	-	-
DA-3	0.40	2.05	0.018	53	-	OFFSITE BMP	-	-	-	-	-	-	-	-	-
TOTAL (POST PROJECT)	0.72	2.05	0.444	2,363	-	-	807	-	-	-	182	-	-	239	1,228 (>162 CF REQ'D)
X-DA-1 + X-DA-2 + X-DA-3	0.67	2.05	0.444	2,201	-	-	-	-	-	-	-	-	-	-	-
				162 CF INCREASE											

PROPOSED	LEGEND	EXISTING
-----	PROPERTY LINE	-----
1	APPROXIMATE LIMIT OF DISTURBANCE	1
5	1-FOOT CONTOUR	5
5	5-FOOT CONTOUR	5
---	WATER LINE	---
---	IRRIGATION WATER LINE	---
---	FIRE PROTECTION WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	GAS LINE	---
---	TREE	---
---	FENCE	---
---	SIGN/BOLLARD	---
---	WATER VALVE/METER	---
---	FIRE HYDRANT/BACKFLOW PREVENTER	---
---	SEWER MANHOLE/CLEANOUT/GREASE TRAP	---
---	STORM MANHOLE/RAIN INLET/CLEANOUT	---
---	LIGHT POLE/UTILITY POLE	---
---	ELECTRICAL METER/VAULT/PULL BOX	---
---	TELECOMM MANHOLE/PEDESTAL/PULL BOX	---
---	GAS METER/VALVE	---
---	STANDARD PCC PAVEMENT/SIDEWALK	---
---	HEAVY-DUTY PCC PAVEMENT	---
---	STANDARD AC PAVEMENT	---
---	LANDSCAPE AREA	---
---	WALLED BIOTRETENTION PLANTER	---

STORMWATER CONTROL LEGEND

-----	APPROXIMATE BOUNDARY OF DRAINAGE MANAGEMENT AREA
DA-1	DRAINAGE AREA (DA-1, DA-2, ETC.), AND BMP (B1, B2, ETC) DESIGNATION
---	TIME OF CONCENTRATION



ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

CALL 811 TWO WORKING DAYS BEFORE YOU DIG

Date	Description
11/20/2023	ISSUE FOR USE PERMIT - CONDITIONAL
07/28/2025	RESPONSE TO CITY COMMENTS
01/23/2026	RESPONSE TO CITY COMMENTS
04/02/2026	RESPONSE TO CITY COMMENTS
05/26/2026	RESPONSE TO CITY COMMENTS

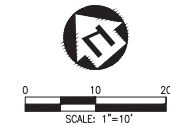
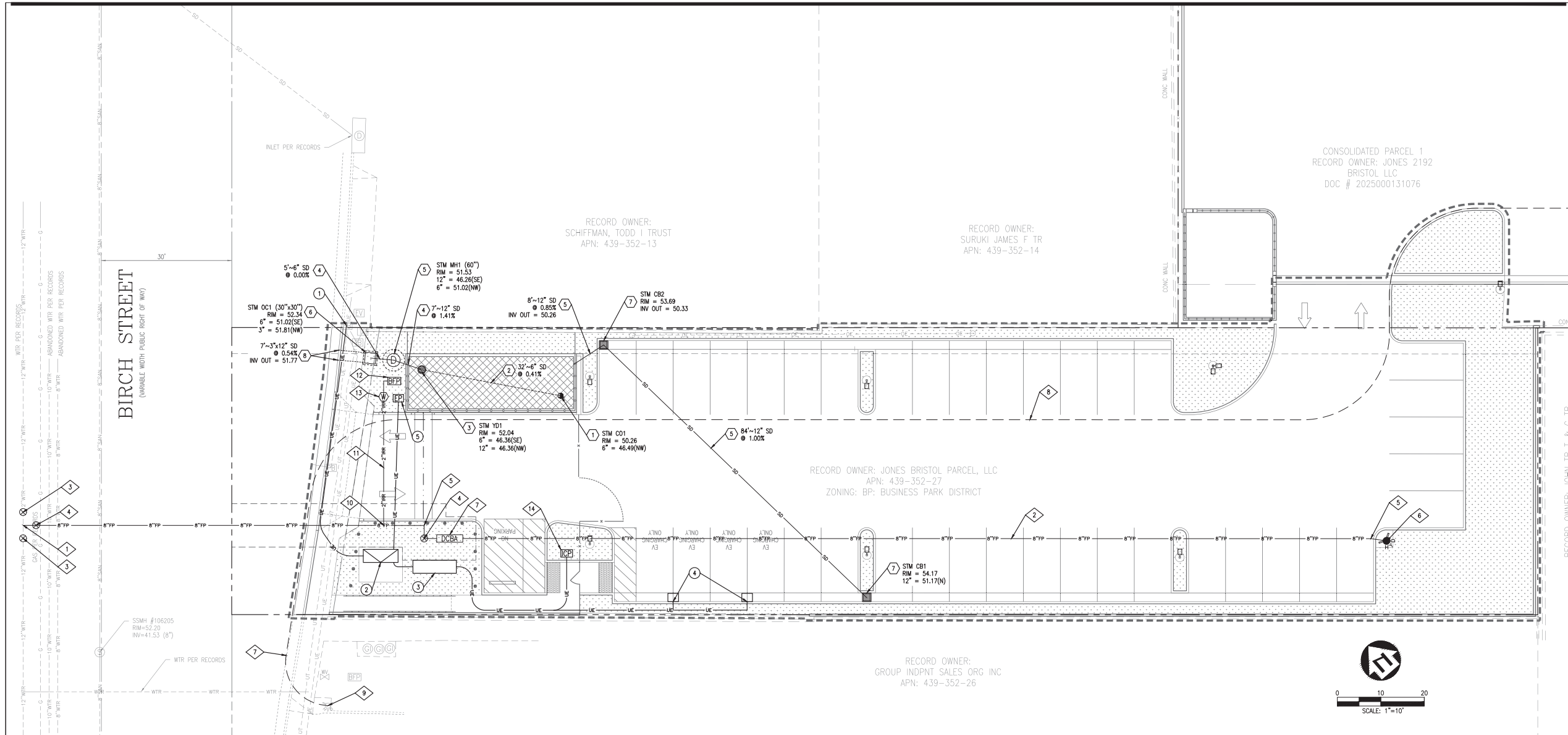
Seal / Signature

Project Name
FJ BIRCH INVENTORY LOT
Project Number
027-6664016
Description
PRELIMINARY UTILITY PLAN

Scale SHEET SIZE: 30" x 42"

C4.0

42



SURVEY NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY RICHTIG, INC., DATED NOVEMBER 28, 2021 AND UPDATED JULY 19, 2023.
2. BASIS OF BEARINGS: THE NORTH 40°37'50" EAST ALONG THE CENTERLINE OF BIRCH ST., AS SHOWN ON RECORD OF SURVEY NO. 2004-1100, RECORDED IN BOOK 207, PAGE 41.
3. DATUM: NAVD83.
4. BENCHMARK: ORANGE COUNTY BM #3N-61-89: DESCRIBED BY OCS 2003: FOUND 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3N-61-89", SET IN NORTHERLY CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF BRISTOL, 450 FT. NORTHERLY OF THE CENTERLINE OF JAMBOREE, 33 FT. SOUTHWESTERLY OF THE CENTERLINE OF SOUTH BRISTOL, AND 28 FT. NORTHERLY OF A SINGLE LIGHT STANDARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 56.989.
5. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEWPORT BEACH, ORANGE COUNTY, CALIFORNIA, AND CALIFORNIA STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

UTILITY PLAN NOTES:

1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
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6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

FIRE PROTECTION KEY NOTES

1. PROPOSED 12"x12"x8" DI FLANGED CUT-IN TEE, PER IRWD STD. DWG. W-19.
2. PROPOSED PVC C890 DR14 8" DOMESTIC FIRE PROTECTION WATER PIPE, TRENCH AND BACKFILL PER IRWD STD. DWG. W-17.
3. PROPOSED 12" BUTTERFLY VALVE (FVxFE) AND BOX, PER IRWD STD. DWG. W-22.
4. PROPOSED 8" RESILIENT WEDGE GATE VALVE AND BOX, PER IRWD STD. DWG. W-5.
5. PROPOSED 8"x8" DI BEND (FVxPO), THRUST BLOCK PER IRWD STD. DWG. W-16.
6. PROPOSED COMMERCIAL FIRE HYDRANT ASSEMBLY WITH BLUE REFLECTIVE PAVEMENT MARKERS PER OCA GUIDELINES, PER IRWD STD. DWG. W-8. THRUST BLOCK PER IRWD STD. DWG. W-16.
7. PROPOSED 8" DOUBLE CHECK BACKFLOW ASSEMBLY, PER IRWD STD. DWG. W-6. INSTALL REMOVABLE GUARD POSTS, PER IRWD STD. DWG. G-1.
8. 450' FIRE HYDRANT SPACING
9. EXISTING FIRE HYDRANT

IRRIGATION KEY NOTES

10. PROPOSED 2" SERVICE CONNECTION, PER IRWD STD. DWG. W-2.
11. PROPOSED 2" COPPER IRRIGATION WATER PIPE, PER IRWD STD. DWG. W-2. TRENCH AND BEDDING PER IRWD STD. DWG. W-17. SEE LANDSCAPE PLANS FOR CONTINUATION.
12. PROPOSED 2" RPPB, PER IRWD STD. DWG. W-7. INSTALL REMOVABLE GUARD POSTS, PER IRWD STD. DWG. G-1.
13. PROPOSED 3/4" IRRIGATION WATER METER AND METER BOX, PER IRWD STD. DWG. W-2.
14. PROPOSED IRRIGATION CONTROL PEDESTAL. SEE LANDSCAPE PLANS FOR DETAILS.

STORM DRAIN KEY NOTES

1. PROPOSED STORM DRAIN TERMINAL CLEANOUT, RIM AND INVERT PER PLAN.
2. PROPOSED PERFORATED UNDERDRAIN. SIZE, LENGTH AND SLOPE PER PLAN.
3. PROPOSED OVERFLOW RISER WITH YARD DRAIN/BEEHIVE GRATE. RIM AND INVERTS PER PLAN.
4. PROPOSED RCP STORM SEWER PIPE, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BEDDING PER CITY OF NEWPORT BEACH STD. DWG. NO. 323.
5. PROPOSED 60" DIAMETER MANHOLE, PER CITY OF NEWPORT BEACH STD. DWG. NO. 400, WITH PUMP STATION, RIM AND INVERTS PER PLAN.
6. PROPOSED 30"x30" OUTLET CONTROL STRUCTURE WITH PERFORATED BASE PER CITY OF NEWPORT BEACH STANDARDS.
7. PROPOSED SINGLE CURB OPENING CATCH BASIN, PER CITY OF NEWPORT BEACH STD. DWG. NO. 302. RIM AND INVERT PER PLAN.
8. PROPOSED 3"x12" UNDER SIDEWALK RECTANGULAR DRAIN PIPE PER CITY STANDARD 184, ALTERNATE TO DETAIL A OPTION.

DRY UTILITY KEY NOTES

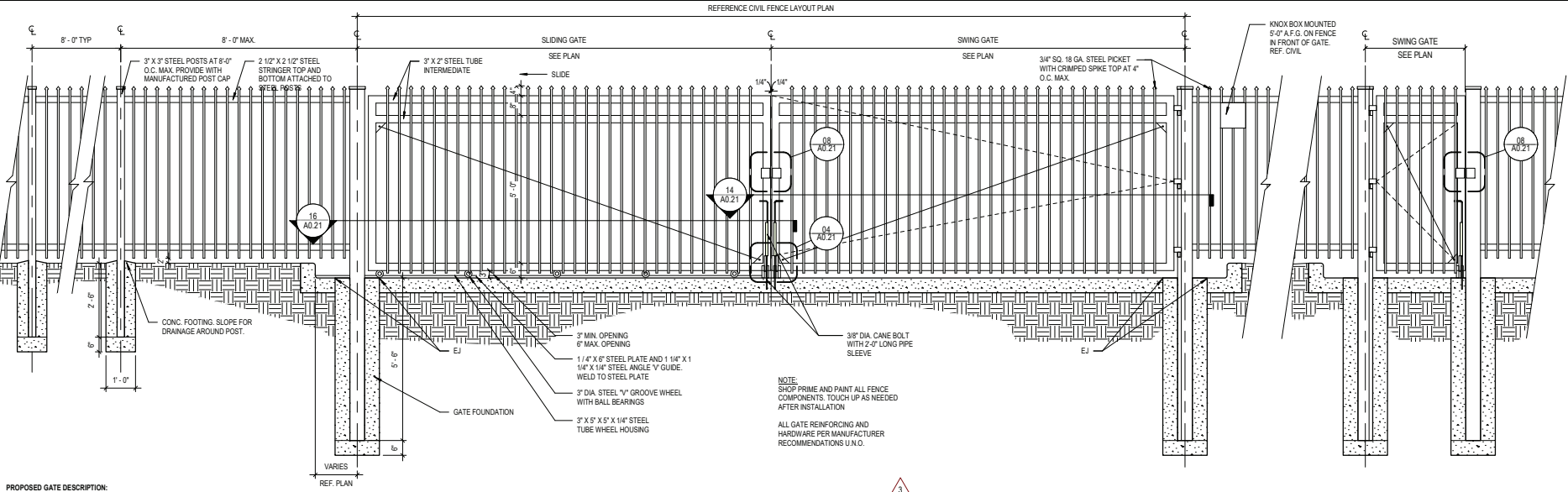
1. CONNECTION POINT OF PROPOSED PRIMARY UNDERGROUND ELECTRICAL CONDUITS TO EXISTING UTILITY SERVICE. SEE ON-SITE ELECTRICAL PLANS AND ELECTRIC PROVIDER PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUTING DETAILS.
2. PROPOSED ELECTRICAL CABINETS AND TRANSFORMER ON 8'x10' PRECAST SLAB-BOX WITH PROTECTIVE BOLLARDS PER SCE SPECIFICATIONS. SEE MEP PLANS FOR DETAILS AND BOLLARD PLACEMENT.
3. PROPOSED EV SWITCHBOARD AND ELECTRICAL CABINETS WITH PROTECTIVE BOLLARDS. SEE MEP PLANS FOR DETAILS AND BOLLARD PLACEMENT.
4. PROPOSED 60 KW EV CHARGER. SEE MEP PLANS FOR DETAILS.
5. PROPOSED ELECTRICAL PEDESTAL FOR LIFT STATION. SEE MEP PLANS FOR DETAILS.

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	IRRIGATION WATER LINE	---
---	FIRE PROTECTION WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	GAS LINE	---
---	TREE	---
---	FENCE	---
---	SIGN/BOLLARD	---
---	WATER VALVE/METER	---
---	FIRE HYDRANT/BACKFLOW PREVENTER	---
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---	ELECTRICAL METER/VAULT/PULL BOX	---
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---	GAS METER/VALVE	---
---	STANDARD PCC PAVEMENT/SIDEWALK	---
---	HEAVY-DUTY PCC PAVEMENT	---
---	STANDARD AC PAVEMENT	---
---	LANDSCAPE AREA	---
---	WALLED BIORETENTION PLANTER	---
---	450' FIRE HYDRANT SPACING	---



ENGINEERS NOTE TO CONTRACTOR

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PROPOSED GATE DESCRIPTION:

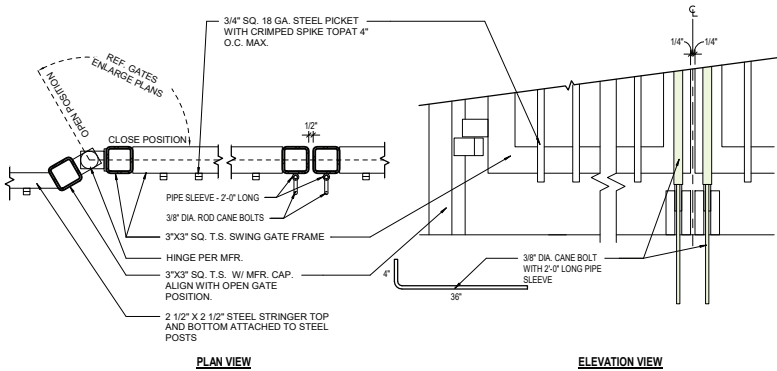
THE PROPOSED INSTALLATION INCLUDES ONE 6'-0" TALL X 15'-6" WIDE MOTORIZED SLIDING GATE FOR PRIMARY VEHICULAR ACCESS, ONE 6'-0" TALL X 10'-0" WIDE SWING GATE FOR SECONDARY SERVICE ACCESS, AND A SEPARATE MAN DOOR FOR PEDESTRIAN ENTRY.

THE SLIDING GATE WILL OPERATE HORIZONTALLY ALONG THE FENCE LINE AND WILL BE CONTROLLED BY APPROVED ACCESS DEVICES. THE MOTORIZED SWING GATE WILL OPERATE INDEPENDENTLY AS REQUIRED. ALL AUTOMATED GATES WILL BE EQUIPPED WITH REQUIRED SAFETY DEVICES IN COMPLIANCE WITH APPLICABLE CODES AND UL 325 STANDARDS.

THE PEDESTRIAN MAN DOOR WILL FUNCTION INDEPENDENTLY TO REDUCE VEHICULAR GATE USAGE AND IMPROVE SAFETY.

13 ORNAMENTAL STEEL FENCE & GATE - SLIDE/SWING

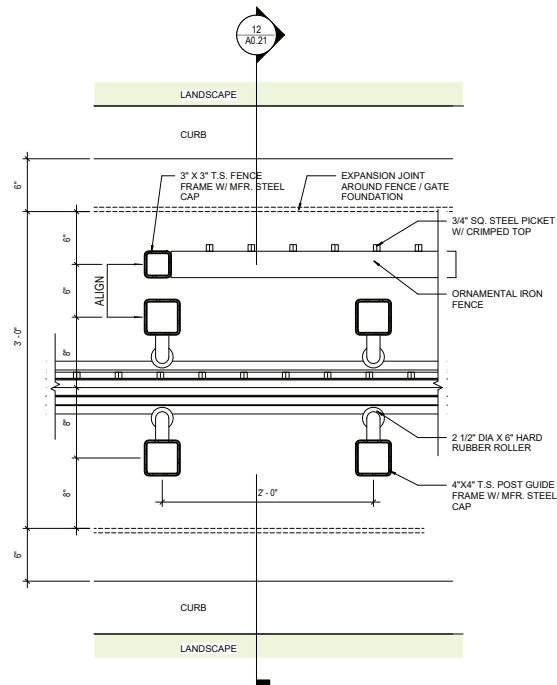
SCALE: 1/2" = 1'-0"



14 ORNAMENTAL SWING GATE DETAIL

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

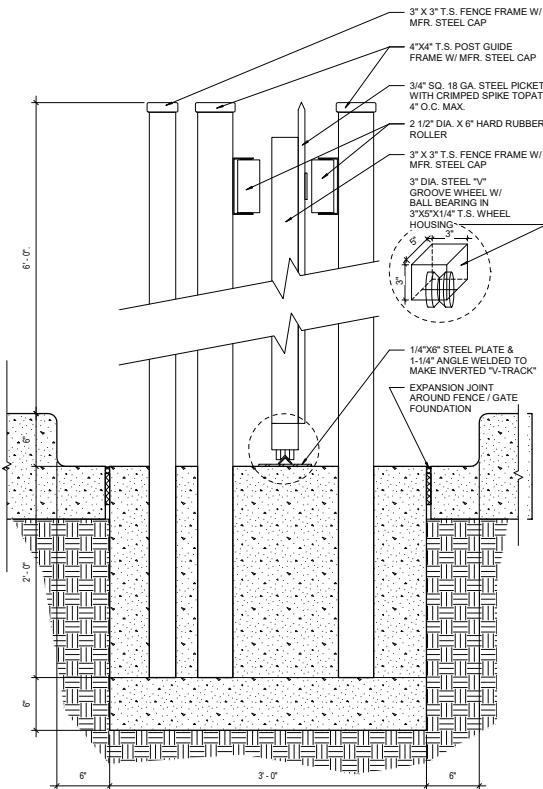
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16 ORNAMENTAL SLIDE GATE PLAN

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

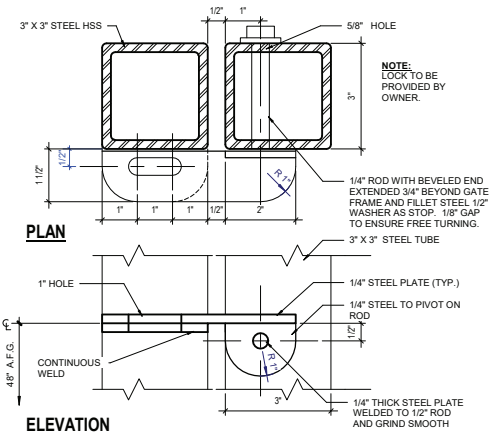
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12 ORNAMENTAL SLIDE GATE SECTION

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

REF: 16 / A0.21



08 GATE LATCH

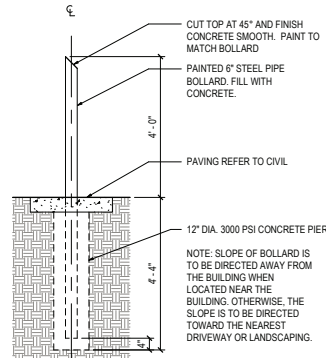
SCALE: 6" = 1'-0"

REF: 13 / A0.21

02 BOLLARD

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

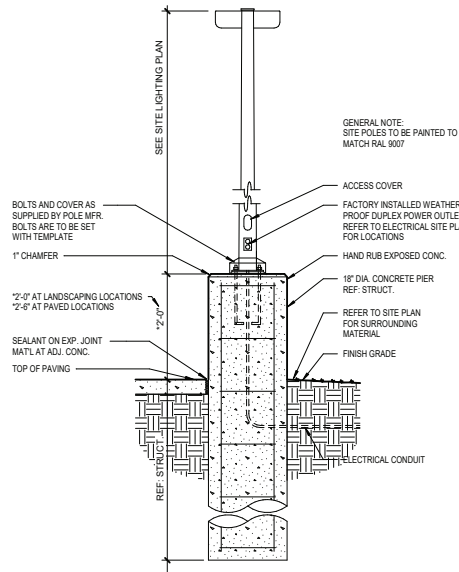
REF: /



01 LIGHT POLE

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

REF: /



Seal / Signature

Date Description

- 11.10.2023 ISSUE FOR USE PERMIT - CONDITIONAL
- 07.28.2026 RESPONSE TO CITY COMMENTS
- 01.23.2026 RESPONSE TO CITY COMMENTS
- 04.02.2026 RESPONSE TO CITY COMMENTS
- 05.26.2026 RESPONSE TO CITY COMMENTS

PRELIMINARY

THESE DOCUMENTS ARE INCOMPLETE, AND ARE RELEASED FOR INTERIM REVIEW ONLY. THEY ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

ARCHITECT'S NAME
CALIFORNIA REGISTERED ARCHITECT LICENSE #
XXXXXX

02/04/2026

Project Name

FLETCHER JONES BIRCH
INVENTORY LOT

Project Number

027.6664.024

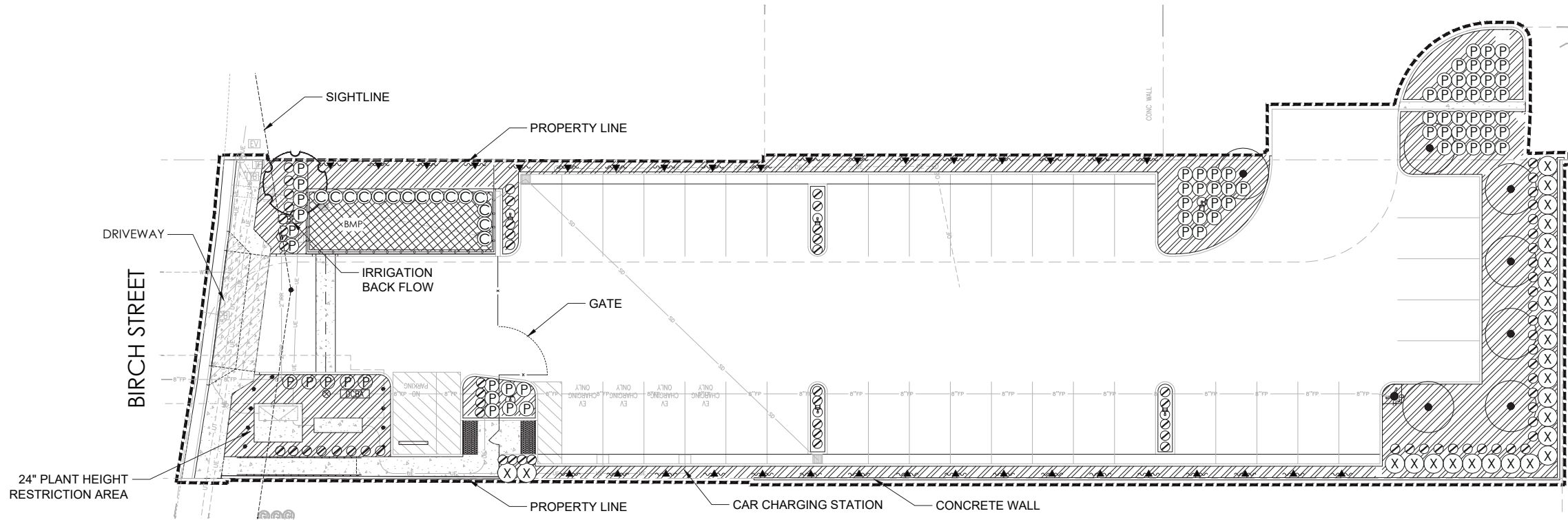
Description

SITE DETAILS

Scale

NOT TO SCALE

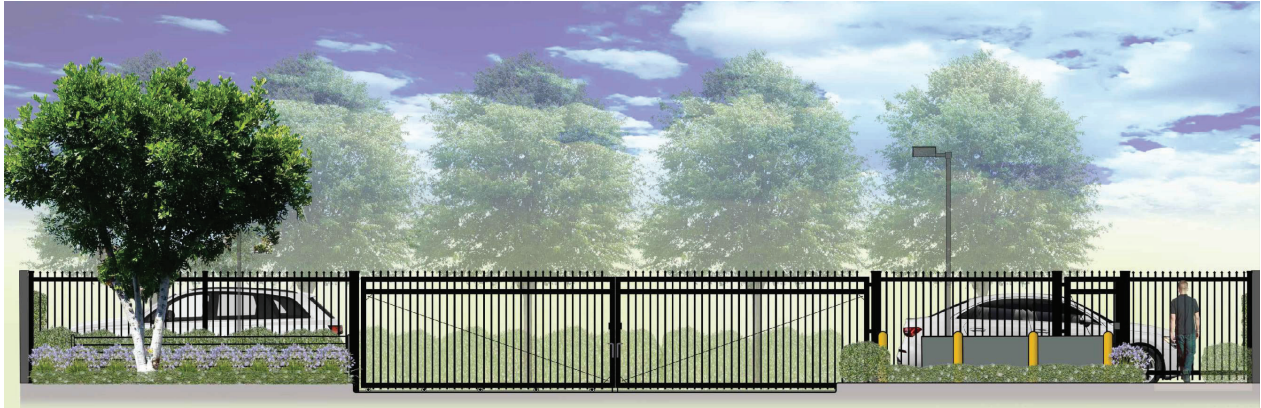
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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE WUCOLS ZONE 3	MATURE SIZE (W X H)
TREES					
	CUPANOPSIS ANACARDIODES	CARROTWOOD	24" BOX	MOD	25 x 30
	PODOCARPUS GRACILOR	FERN PINE	24" BOX	MOD	25 x 30
SHRUBS					
	AGAPANTHUS SPP.	LILY-OF-THE-NILE	5 GALLON	MOD	2 x 2
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW	3 x 2
	PITIOSPORUM TOBIRA "VARIEGATA"	VARIEGATED TOBIRA	5 GALLON	MOD	4 x 5
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GALLON	LOW	4 x 6
GROUNDCOVERS					
	FICUS PUMILA	CREeping FIG	5 GALLON	MOD	20 x 3
GROUNDCOVERS					
	CAREX PANSA	CALIF. MEADOW SEDGE	1 GAL @ 24" O.C.	MOD	1 x 1
	CARISSA MACROCARPA 'GREEN CARPET'	LOW GROWING NATAL PLUM	1 GAL @ 24" O.C.	LOW	4 x 1
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL @ 24" O.C.	LOW	4 x 1

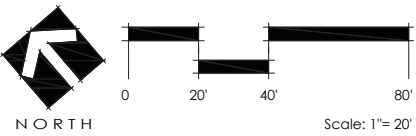
ALL SHRUB AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH



BIRCH STREET ELEVATION

N.T.S.

- NOTES:
1. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT, IF PLANT HEIGHT AND WIDTH SPECIFICATIONS INDICATED ARE NOT AVAILABLE.
 2. ALL TREES WITHIN SIX (6) FEET OF HARDSCAPE OR BUILDINGS SHALL BE INSTALLED WITH LINEAR ROOT CONTROL BARRIER FROM DEEP ROOT CORROSION (OR APPROVED SUBSTITUTION). ROOT BARRIER LENGTH SHALL BE 16 FEET MINIMUM, CENTERED ON TREE TRUNK. ROOT BARRIER SHALL BE PLACED IN A LINEAR INSTALLATION ADJACENT TO HARDSCAPE PER MANUFACTURER'S SPECIFICATIONS AND NOT ENCIRCLING ROOTBALL. ROOT CONTROL BARRIER DEPTH SHALL BE 18 INCHES MIN. ADJACENT TO FLATWORK AND 24 INCHES MIN. ADJACENT TO CURBS.
 3. ALL TREE SPECIFICATIONS & LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR APPROVAL. CONTRACTOR SHALL FORWARD DIGITAL PHOTO'S OF ALL TREES WITH A PERSON OR MEASURING STICK IN THE PHOTO FOR SCALE AND WITH THE TREE SEPARATED FROM OTHER TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY. TREES OF SAME SPECIES PLANTED NEXT TO EACH OTHER SHALL MATCH.
 4. ALL SHRUB PLANTING AREAS REQUIRE 3" DEPTH IN SHRUB AREAS AND 1 1/2" IN GROUNDCOVER AREAS. SHREDDED BARK MULCH, 1" MINUS. "LANDSCAPE MULCH" BY AGRISERVICE (760) 276-9830 OR EQUAL. A SAMPLE QUANTITY SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
 5. TREES SHALL BE SET BACK 10' FROM LIGHT STANDARDS AND POWER POLES, 8' FROM HYDRANTS, 5' FROM WATER AND SEWER LINES, 5' FROM SIDEWALKS, DRIVEWAYS AND BUILDINGS.
 6. NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM LAND. ARCH.
 7. ALL ABOVE GROUND UTILITIES TO BE SCREEN WITH APPROPRIATE PLANT MATERIAL



FLETCHER JONES
BIRCH INVENTORY LOT

20052 SW BIRCH STREET
NEWPORT BEACH, CA 92660
702.739.9800

Gensler

5005 Greenville Ave.
Dallas, TX 75206
United States

landscape engineering

Office: 619.333.6703
2014 Jamboree Road, Ste. 102
Escondido, CA 92029
Email: info@landscapeeng.com
www.landscapeeng.com

Jones Bristol Parnell, LLC
7300 W. Sahara Ave.
Las Vegas, NV 89117
702.738.9800

Date	Description
11/20/2023	ISSUE FOR USE PERMIT - CONDITIONAL
07/28/2026	RESPONSE TO CITY COMMENTS
01/23/2026	RESPONSE TO CITY COMMENTS
04/02/2026	RESPONSE TO CITY COMMENTS
05/26/2026	RESPONSE TO CITY COMMENTS



Seal / Signature

Project Name
BIRCH INVENTORY LOT

Project Number
027-6664016

Description
PLANTING CONCEPT

Scale SHEET SIZE: 30" x 42"

L-1



CUPANIOPSIS ANACARDIOIDES
(Carrotwood)



PODOCARPUS GRACILOR
(Fern Pine)



XYLOSMA CONGESTUM
(Shiny xylosma)



RAPHIOLEPIS INDICA
(India hawthorne)



AGAPANTHUS
(Lily of the Nile)



TRACHELOSPERMUM JASMINOIDES
(Star Jasmine)



CHONDROPETALUM TECTORUM
(Cape Rush)



CAREX PANSA
(California Meadow Sedge)



PITOSPORUM TOBIRA "VARIEGATA"
(Variegated Tobira)

FLETCHER JONES
BIRCH INVENTORY LOT

20052 SW BIRCH STREET
NEWPORT BEACH, CA 92660
702.739.9800

Gensler

5005 Greenville Ave.
Dallas, TX 75206
United States
Tel: 214.273.1500
Fax: 214.273.1505

nozone engineering

Office: 619.333.6703
2014 Jamboree Road, 500-102
Escondido, CA 92029
Email: info@nozoneengineering.com
www.nozoneengineering.com
Jones Bristol Parcel, LLC
7100 W. Sahara Ave.
Las Vegas, NV 89117
702.739.9800

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Description
PLANTING CONCEPT
IMAGES

Scale
SHEET SIZE: 30" x 42"

L-2

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDING DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY. CONTRACTOR SHALL PROVIDE CONSTRUCTION DRAWINGS AND OBTAIN WRITTEN APPROVAL OF ALL INSPECTION AUTHORIZED GOVERNMENTAL AGENCIES, POWER & TELEPHONE COMPANIES PRIOR TO START OF AFFECTED WORK.
2. CONTRACTOR SHALL PROVIDE CONSTRUCTION AND SHOP DRAWINGS BASED ON THESE DRAWINGS, SPECIFICATIONS AND ADDITIONAL DESIGN CRITERIA FURNISHED BY OWNER AND SUBMIT TO ARCHITECT. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS TO ALL GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION INCLUDING POLICE AND FIRE DEPARTMENT FOR THEIR REVIEW AND APPROVAL FOR CONSTRUCTION.
3. CONTRACTOR'S BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALTERATION, DEMOLITION AND EXTENSION WORKS, INSPECTION FEES, MISCELLANEOUS CONTINGENCY COSTS, ETC., SHALL BE INCLUDED IN THE BID.
4. ALL EQUIPMENT SHOWN IS NEW. CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSES TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGE RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.
5. THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WIRINGS AND ELECTRICAL INFORMATION ARE DIAGRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT.
6. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENT.
7. ALL RECEPTACLES AND OUTLETS MOUNTING HEIGHTS AND EXACT LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL DRAWING ELEVATIONS PRIOR TO ROUGH-IN WORK AND MEET ADA REQUIREMENTS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEM AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN RELATED CEILINGS. FIXTURES SHALL BE COMPLETED WITH NECESSARY MOUNTING HARDWARE ACCESSORIES & LAMPS. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LABELED FOR USE IN SUCH LOCATIONS.
9. ALL RECESSED LIGHTING FIXTURES, PANELBOARDS, SWITCHES, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE.
10. PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE. THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.
11. ALL WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL, PLUMBING AND KITCHEN EQUIPMENT SHALL BE IN ACCORDANCE WITH ASSOCIATED DRAWINGS. CONTRACTOR SHALL OBTAIN THE REQUIRED MECHANICAL, PLUMBING AND KITCHEN DRAWINGS AND PROVIDE ALL EQUIPMENTS, RACEWAYS, WIRINGS, ETC. TO EQUIPMENT AS INDICATED THEREON AS PROVIDED UNDER THE ELECTRICAL WORK. VERIFY AND INCLUDE ALL BID ALL CONNECTIONS TO SMOKE DETECTORS, DAMPERS AND THERMOSTATS. ALLOW 1/2" TO EACH 120V OUTLET FROM NEAREST 120V, 20A, 1P SPARE BREAKER & 1/2" C.O. TO THERMOSTATS IN EXPOSED CONDITIONS.
12. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION.
13. THE CONTRACTOR SHALL VERIFY THE LOAD INPUT VOLTAGE OF ALL EQUIPMENT PRIOR TO INSTALLATION. ACCEPTING ANY EQUIPMENT RESULTING IN LOAD INCREASE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
14. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTAL. OPENINGS IN FIRE RATED WALLS GREATER THAN 16 SQ. IN. MUST BE FIRE STOPPED.
15. PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUITS & CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.
16. CONDUCTORS SHALL BE COPPER THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTOR AND LARGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE.
17. ALL FLUORESCENT BALLASTS AND LAMPS SHALL BE CALIFORNIA ENERGY COMMISSION (CEC) CERTIFIED ENERGY SAVING TYPE. ALL FLUORESCENT FIXTURES HAVE ELECTRONIC BALLASTS
18. DO ALL DRILLING, CUTTING, CHANNELING AS REQUIRED TO ELECTRICAL WORK AND INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS AUTHORIZED OTHERWISE. PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTING TO MATCH IN COLOR ADJACENT SURFACES IN FINISHED AREAS.
19. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENTS PENETRATING INTO FIRE RATED ENVELOPES, SPACES ETC.
20. EMERGENCY LIGHTING SHALL BE PROVIDED PER C.B.C. AND SHALL BE DESIGNED PER PROVIDE MINIMUM REQUIRED FOOTCANDLES AND LUMENS. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY INSPECTION AUTHORITIES HAVING JURISDICTIONS.
21. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION. CONDUIT, BUSDUT, CABLE TRAY, WIREWAYS, ETC., SHALL BE BRACED IN ACCORDANCE WITH LOCAL CODE. ANGLE IRON SUPPORTS & WALL BRACKETS AS REQUIRED
22. BRANCH CONTROL CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION.
23. ELECTRICAL INSTALLATION SHALL COMPLY WITH LATEST NATIONAL ELECTRICAL CODE ADOPTED BY THE JURISDICTION AND ANY LOCAL SUPPLEMENT.
24. VERIFY EXISTING SITE CONDITIONS, POWER & TELEPHONE SERVICE REQUIREMENTS, AND EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES ELECTRICAL CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
25. DEVICES FOR CONCEALED WORK SHALL BE IN 4 INCH SQUARE OR LARGER BOX. FOR EXPOSED WORK USE FS OR FD CAST BOX WITH CAST COVER AND GASKET.
26. GENERAL PURPOSE SWITCHES SHALL BE "STANDARD GRADE" TOGGLE TYPE, RATED FOR 20 AMPS AT 120-277 VOLTS. GENERAL PURPOSE RECEPTACLES SHALL BE RATED FOR 15 AMPS AT 125 VOLTS, RUBBELL #5262 OR EQUAL. ALL SWITCH, RECEPTACLE, COMPUTER AND TELEPHONE COVER PLATES SHALL BE PLASTIC, MATCHING RESPECTIVE OUTLET, UNLESS OTHERWISE NOTED. USE STAINLESS STEEL IN KITCHEN AREAS. VERIFY COLOR OF ALL COVERPLATES
27. IN NEW CONDITIONS, MAIN SWITCHBOARDS & PANELBOARDS SHALL BE BY "EATON". IN EXISTING CONDITIONS, PANELBOARDS SHALL MATCH EXISTING MANUFACTURER. PANELBOARDS SHALL BE EQUIPPED WITH BOLT-ON TYPE BREAKERS.
28. PROVIDE TYPEWRITTEN DIRECTORY CARD IN ALL PANELBOARDS.
29. ALL STARTERS SHALL HAVE 120 VOLT COIL. INTEGRAL 120 VOLT CONTROL TRANSFORMER WITH PRIMARY AND SECONDARY CONTROL FUSES, HAND-OFF-AUTO SWITCH AND MINIMUM 2 NO/NC AUXILIARY COIL CONTACTS. STARTERS SHALL BE MINIMUM NEMA 1 SIZE, UNLESS OTHERWISE NOTED.
30. ALL FUSES 0 TO 600 AMP SHALL BE U.L. CLASS RK1 "BUSSMANN" LPN (250 VOLT) AND LPS (600 VOLT). ALL FUSES 601 TO 6000 AMP SHALL BE U.L. CLASS L "BUSSMANN" KRP-C. ALL FUSES FOR MULTI-METERING SHALL BE U.L. CLASS T "BUSSMANN" JNN, UNLESS OTHERWISE NOTED.
31. FURNISH AND INSTALL ALL CONTROLS, TIME CLOCKS AND BY-PASS TIMERS REQUIRED FOR MECHANICAL, PLUMBING AND KITCHEN SYSTEMS. CONTROLS SHOWN ON PLUMBING & MECHANICAL DRAWINGS SHALL BE PART OF ELECTRICAL CONTRACT.

SYMBOL LIST

	LIGHT FIXTURE WITH OUTLET BOX.
	LIGHT FIXTURE WITH OUTLET BOX.
	JUNCTION BOX, MINIMUM 4S OR AS NOTED.
	120V, 15A, 3W DUPLEX RECEPTACLE, +18" OR AS NOTED.
	ABOVE COUNTER OR @+42" OR AS NOTED.
	DOUBLE DUPLEX RECEPTACLE, +18" OR AS NOTED
	GFI TYPE RECEPTACLE, +42" OR AS NOTED.
	RECEPTACLE FLUSH IN FLOOR WITH BRASS COVER RING 15A RATED UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE FLUSH IN FLOOR WITH BRASS COVER RING, 15A RATED UNLESS OTHERWISE NOTED
	SPLIT WIRED DUPLEX RECEPTACLE HALF CONTROLLED BY OCCUPANCY SENSOR. REFER TO LIGHTING CONTROL DIAGRAM LEGEND/J 5262CH
	DOUBLE DUPLEX RECEPTACLE. PROVIDE (1) STANDARD DUPLEX RECEPTACLE & (1) CONTROLLED DUPLEX RECEPTACLE
	FLOOR MTD. DOUBLE DUPLEX RECEPTACLE. PROVIDE (1) STANDARD DUPLEX RECEPTACLE & (1) CONTROLLED DUPLEX RECEPTACLE
	208V/ 240V, 1Ø, RECEPTACLE. AMP RATING AS NOTED VERIFY PRONG CONFIGURATION WITH EQUIPMENT COMPATIBILITY
	120V, 1Ø RECEPTACLE. 30 AMP RATED. VERIFY PRONG CONFIGURATION PER EQUIPMENT CONNECTION
	EMERGENCY RECEPTACLE WITH RED COVER PLATE
	SINGLE POLE, 120/277 VOLT, 15A, OUTLET TYPE TOGGLE SWITCH @ +42" OR AS NOTED. α SUBSCRIPT INDICATES DEVICES CONTROLLED.
	\$P = SWITCH WITH PILOT LIGHT \$3 = 3 WAY SWITCH \$2 = 2 POLE. \$t = TIME SWITCH. MINIMUM 0-2 HOUR OR AS REQUIRED \$M = MANUAL MOTOR STARTER SWITCH. HORSEPOWER RATED. +42"
	MOTOR CONNECTION. PROVIDE LOCAL CODE SIZED DISCONNECT SWITCH.
	HORSEPOWER RATED DISCONNECT SWITCH. NONFUSED UNLESS FUSE SIZE NOTED.
	COMBINATION DISCONNECT SWITCH AND MOTOR STARTER.
	CONCEALED CONDUIT. MINIMUM 1/2"C, 2-#12 OR AS NOTED.
	3-#12, 1/2" CONDUIT.
	4-#12, 1/2" CONDUIT.
	5-#12, 1/2" CONDUIT.
	6-#12, 3/4" CONDUIT.
	DENOTES 3-#12 WIRES, CIRCUITS #1 AND #3 HOMERUN TO PANEL "A".
	LIGHT FIXTURE TYPE. A = FIXTURE TYPE. 100 = TOTAL WATTS.
	TELEPHONE OUTLET IN SINGLE GANG BOX WITH COVER PLATE, +18" WITH 3/4" CONDUIT INTO NEAREST ACCESSIBLE CEILING SPACE WITH NYLON PULLROPE. (OR AS NOTED). PROVIDE MUDRING AT WALL
	DATA OUTLET IN SINGLE GANG BOX WITH COVER PLATE +18" WITH 3/4" CONDUIT INTO NEAREST ACCESSIBLE CEILING SPACE WITH NYLON PULLROPE. (OR AS NOTED). PROVIDE MUDRING AT WALL
	COMBINATION TELEPHONE/DATA OUTLET IN 2GANG BOX WITH COVER PLATE, +18", WITH 3/4" CONDUIT INTO NEAREST ACCESSIBLE CEILING SPACE WITH NYLON PULL ROPE (OR AS NOTED) PROVIDE MUDRING AT WALL
	TELEPHONE OUTLET FLUSH IN FLOOR WITH BRASS COVER RING
	COMBINATION TELE/ DATA OUTLET FLUSH IN FLOOR WITH BRASS COVER RING
	LED EXIT LIGHT EQUIPPED WITH MIN. 90 MINUTE EMERGENCY BATTERY, SINGLE OR DOUBLE FACE. MOUNT ON WALL, END OR CEILING AS REQUIRED DIRECTIONAL ARROWS AS SHOWN ON PLANS. SELECTED BY CONTRACTOR
	SAME AS ABOVE, EXCEPT WITH ADDITIONAL TWO EMERGENCY POWERED HEADS. FIELD LOCATE AND AIM. SELECTED BY CONTRACTOR
	EMERGENCY 'BUG EYE' LIGHT. SELF CONTAINED WITH MINIMUM 90 MINUTE EMERGENCY BATTERY, FIELD LOCATE AND AIM. SELECTED BY CONTRACTOR
	WALL MOUNTED MOTION SENSOR WITH BI-LEVEL SWITCHING CAPACITY.
	CEILING MOUNTED MOTION SENSOR SELECTED BY CONTRACTOR PROVIDE POWERPACK & RELAYS FOR LIGHT SWITCH CONTROL AS REQUIRED.
	SMOKE DETECTOR. COORDINATE WITH MECHANICAL PLANS FOR LOCATIONS & REQUIREMENTS

REFER TO ADDITIONAL LIGHTING CONTROL SYMBOLS & SPECIFICATIONS
ON LIGHTING CONTROLS SHEET

ABBREVIATIONS

A, AMP	AMPERE(S)
AC	ALTERNATING CURRENT
AFF	ABOVE FINISH FLOOR
AFO	ABOVE FINISHED GRADE
AL	ALUMINUM
ALT	ALTERNATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CT	CURRENT TRANSFORMER
CTR	COUNTER
CU	COPPER
CW	COLD WATER
(D)	DEMO, EXISTING TO BE REMOVED
DEF	DUAL ELEMENT FUSE
DISC	DISCONNECT
DN	DOWN
DP	DOUBLE POLE
DT	DOUBLE THROW
DWG	DRAWING
(E)	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
EA	EACH
EC	EMPTY CONDUIT
EIA	ELECTRONIC INDUSTRIES ASSOCIATION
ELEC	ELECTRICAL OR ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EOL	END OF LINE RESISTOR
EWG	ELECTRICAL WATER COOLER
F	FUSE
FAA	FIRE ALARM REMOTE ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FC	FOOT CANDLE
FLR	FLOOR
FT	FOOT OR FEET
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GND, GG	GROUND
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HZ	FREQUENCY CYCLES PER SECOND
IC	INTERCOM
IG	ISOLATED GROUND CONDUCTOR
IMC	INTERMEDIATE METALLIC CONDUIT
IN	INCH
J-BOX	JUNCTION BOX
K	KIRK KEY INTERLOCKED
KCM	THOUSAND CIRCULAR MIL(S)
KV	KILOVOLT
KVA	KILOVOLT AMPERE(S)
KVAR	KILOVAR(S)
KW	KILOWATT(S)
KWHR	KILOWATT HOUR
LCL	LONG CONTINUOUS LOAD
LTG	LIGHTING
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MH	MANHOLE
MIN	MINIMUM
MTD	MOUNTED
MTR	MOTOR
MTS	MANUAL TRANSFER SWITCH
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NF	NON FUSED
NEC	NATIONAL ELECTRICAL CODE
#	NUMBER
NTS	NOT TO SCALE
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OVERHEAD
OL	OVERLOAD ELEMENT
PB	PULL BOX
PF	POWER FACTOR
PH, Ø	PHASE
PNL	PANEL
PT	POTENTIAL TRANSFORMER
P	POLE
PVC	POLYVINYL CHLORIDE
(R)	EXISTING TO BE RELOCATED
RMS	ROOT MEAN SQUARE
SHT	SHEET
SMR	SURFACE METAL RACEWAY
SP	SINGLE POLE
SPEC	SPECIFICATIONS
ST	SINGLE THROW
SW	SWITCH
SWBD	SWITCHBOARD
TC	TIME CLOCK
TEL	TELEPHONE
TEMP	TEMPORARY
TSTAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UN	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SUPPLY
V	VOLT(S)
VA	VOLT AMP(S)
VL	VERIFY EXACT LOCATION
VAR	REACTIVE VOLT AMPERES
VP	VAPOR PROOF
W/	WITH
W/O	WITHOUT
W	WATT(S)
WP	WEATHERPROOF
XFMR	TRANSFORMER

SHEET INDEX

**00052 SW BIRCH STREET
NEWPORT BEACH, CA 92660
702.739.9800**

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NEWPORT BEACH, CA 92660
702.739.9800**

5005 Greenville Ave.
Dallas, TX 75206
United States

Tel: 214.273.1500
Fax: 214.273.1505

455 BIRCH STREET
LAKE ELSINORE, CA 92530
LICENSE # 585912
www.siderawestelectric.com

Phone: (951) 600-7811
Fax: (951) 600-7761

Phone: (951) 600-7811
Fax: (951) 600-7761

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF SIDERA WEST ELECTRIC UNDER THE EXCEPTION TO DIVISION 2 OF THE BUSINESS AND PROFESSIONS CODE BY SECTION 8007.2 OF THE BUSINESS AND PROFESSIONS CODE AS THE PERSON RESPONSIBLE FOR ITS PREPARATION, AND THAT NO ALLEGED CONTRACTOR PREPARING DOCUMENTS FOR WORK THAT HAVE BEEN CONTRACTED TO PERFORM. THESE PLANS SHALL NOT BE USED BY ANYONE OTHER THAN SIDERA WEST ELECTRIC. THESE PLANS REPRESENT A SCHEMATIC LAYOUT OF THE ELECTRICAL SYSTEM.

THESE DRAWINGS ARE DESIGNED BY THE CONTRACTOR THAT IS CONTRACTED TO PERFORM THE WORK.

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Seal / Signature

Project Name

FJ BIRCH INVENTORY LOT

Project Number

027-6664016

Description

**GENERAL NOTES
SYMBOL LIST, ABBREVIATIONS
SHEET INDEX**

Scale

SHEET SIZE: 30" x 42"

E0.1

EXTERIOR LIGHTING FIXTURE SCHEDULE				
DESIGNATION	LAMP	DESCRIPTION	MANUFACTURER	MTG.
	(1) 185W LED 4000K	SINGLE HEAD POLE MOUNTED LED POLE LIGHT TYPE 2 DISTRIBUTION 0-10V DIMMING DRIVER MOTION SENSOR	CLI #VP-2-320L-185-4K7-2 -UNV-A-XXX-BC	ON POLE +18" AFF
	(2) 185W LED 4000K	DOUBLE HEAD POLE MOUNTED LED POLE LIGHT TYPE 4W DISTRIBUTION, 90" MTG. 0-10V DIMMING DRIVER MOTION SENSOR	CLI #VP-2-320L-185-4K7-4W-UNV-A-XXX-BC	ON POLE +18" AFF

VERIFY CONTROLS AND FINISH FOR ALL SITE LIGHTING FIXTURES

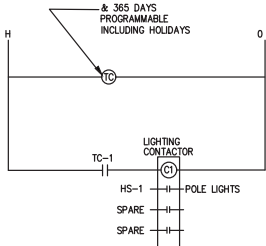
LIGHTING FIXTURE SCHEDULES NOTES

- ◇ ALL LIGHT FIXTURES TO BE UL LISTED

LIGHTING FIXTURE SCHEDULE

SCALE
N.T.S.

4



LIGHTING CONTROL DIAGRAM

SCALE
N.T.S.

3

277/480 VOLTS												PANEL "HS"												MAIN BKR: MLO												225 A. BUSSING											
3 PHASE												14KAIC SERIES RATED BRANCH BREAKER												UNISTRUT MTG.																							
4 WIRE												NEMA-3R																																			
LOCATION		WATTAGE			LTO	REC	MIS	CIR	BKR		BKR	CIR	MIS	REC	LTO	WATTAGE				LOCATION																											
φ A	φ B	φ C	φ A	φ B												φ C																															
SITE POLE LTS	1295				7		1	20			2										SPACE																										
SPARE							3																																								
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120/208 VOLTS 3 PHASE 4 WIRE												PANEL "LS" 10KAIC RATED BRANCH BREAKERS NEMA-3R				MAIN BKR: 100A 225 A. BUSSING UNISTRUT MTG.			
LOCATION		WATTAGE Φ A Φ B Φ C			LTO	REC	MIS	CIR	BKR	CIR	MIS	REC	LTO	WATTAGE Φ A Φ B Φ C			LOCATION		
SPARE								1	20	20							SPARE		
IRRIG. CONTROLS		300						1	5	4									
GATE MOTOR		950						1	5	6									
SPACE								7		8							SPACE		
								9		10									
								11		12									
								13		14									
								15		16									
								17		18									
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								33		34									
								35		36									
								37		38									
								39		40									
								41		42									
ΦA= 0								ΦB= 300							ΦC= 950				
TOTAL CONNECTED LOAD: 1250								AMPS: 3.4							LCL: -				

PANEL SCHEDULES

SCALE
N.T.S.

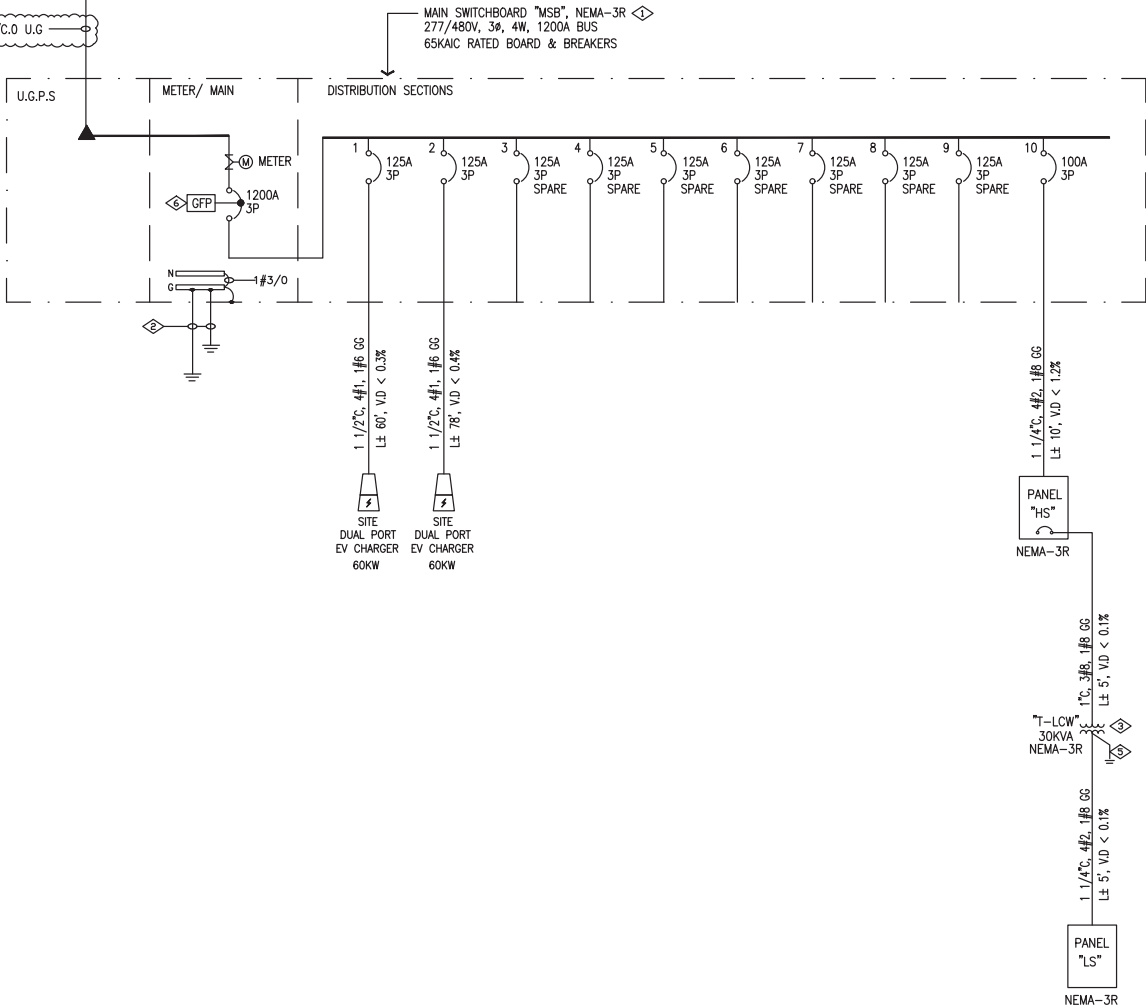
2

LOAD SUMMARY	
MAIN SWITCHBOARD "MSB"	
PANEL "HS"	2.8 KW
(2) SITE EVCS @ 60KW EACH	120.0 KW
(7) FUTURE SITE EVCS @ 60KW EACH	420.0 KW
TOTAL (KW)	542.8 KW
=652A @ 277/480V, 3ø, 4W A NEW 1200A SERVICE IS ADEQUATE	

THE NEW ELECTRICAL SERVICE(S) IS IN THE PROCESS OF BEING COORDINATED BUT NOT FULLY DEFINED. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY'S FINAL REQUIREMENTS PRIOR TO INSTALLATIONS.

PROVIDE LABEL @ SWITCHBOARD NOTING THE FOLLOWING INFORMATION

- A) NOMINAL SYSTEM VOLTAGE
B) AVAILABLE FAULT CURRENT AT THE SERVICE OCPD
C) CLEARING TIME OF THE SERVICE OCPD
D) DATE THE CALCULATION WAS PERFORMED



PLAN NOTES

- ◇ SWITCHBOARD TO BE MOUNTED ON A 4" HOUSEKEEPING PAD. PAD TO EXTEND 4FT IN FRONT OF SWITCHBOARD & 6 INCHES ON OTHER SIDES
- ◇ 3/4" 1#3/0 GROUND TO 20FT UFER AND (2) 3/4" DIA x 10FT GROUND RODS SPACED 6FT APART
- ◇ 480V, 3ø, TO 120/208V, 3ø, 4W GENERAL PURPOSE DRY TYPE TRANSFORMER, CLASS 155°C OR HIGHER
- ◇ NOT USED
- ◇ 3/4" 1#2 GROUND TO A 3/4" DIA x 10FT GROUND ROD
- ◇ GROUND FAULT PROTECTED BREAKER. PROVIDE PERFORMANCE TESTING OF GROUND FAULT PROTECTED SYSTEM BY A CERTIFIED TESTING COMPANY & PROVIDE A WRITTEN REPORT OF THE TEST TO THE ELECTRICAL INSPECTOR

FLETCHER JONES BIRCH INVENTORY LOT

20052 SW BIRCH STREET
NEWPORT BEACH, CA 92660
702.739.9800

Gensler

5005 Greenville Ave.
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505



495 BIRCH STREET
LAKE ELSINORE, CA 92530
LICENSE # 688512
www.sierrawestelectric.com

Phone (951) 685-7811
Fax (951) 685-7788

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Date	Description
11/20/2023	ISSUE FOR USE PERMIT - CONDITIONAL
07/28/2025	RESPONSE TO CITY COMMENTS
01/23/2026	RESPONSE TO CITY COMMENTS
04/02/2026	RESPONSE TO CITY COMMENTS
05/26/2026	RESPONSE TO CITY COMMENTS

Seal / Signature



Project Name
FJ BIRCH INVENTORY LOT

Project Number
027-6664016

Description
SINGLE LINE DIAGRAM "MSB",
LIGHTING FIXTURE SCHEDULE,
LIGHTING CONTROL DIAGRAM,
PANEL SCHEDULES

Scale
SHEET SIZE: 30" x 42"

E0.2

SINGLE LINE DIAGRAM "MSB"

SCALE
N.T.S.

1

STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting		NRCC-LO-C	
CERTIFICATE OF COMPLIANCE			
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)(2) for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)(6), 180.1(c) and 180.2(b)(4b) for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.			
Project Name: FLETCHER JONES BIRCH INVENTORY LOT		Report Page: (Page 1 of 7)	
Project Address: 20052 SW BRISTOL ST.		Date Prepared: 8/20/2025	
A. GENERAL INFORMATION			
01 Project Location (city)		NEWPORT BEACH	
02 Climate Zone		B	
03 Outdoor Lighting Zone per Title 24 Part 1		10.114 or as designated by Authority Having Jurisdiction (AHJ).	
☐ L2-0: Very Low - Undeveloped Parkland		☐ L2-2: Moderate - Urban Clusters	
☐ L2-1: Low - Rural Areas		☐ L2-4: High - Must be reviewed by CA Energy Commission for Approval	
☒ L2-3: Low - Rural Areas		☒ L2-3: Moderately High - Urban Areas	
05 Occupancy Types with n Project			
• All Other Occupancies			
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 / 170.2(c)(6) or 141.0(b)(2) / 180.2(b)(4b) for alterations.			
My Project Consists of:			
01		02	
☒ New Lighting System		Must Comply with Allowances from 140.7 / 170.2(c)(6)	
☐ Altered Lighting System		Is your alteration increasing the connected lighting load (Watts)?	
		Yes No	
03		04	
% of Existing Luminaires Being Altered ¹		Sum Total of Luminaires Being Added or Altered	
		Calculator Method	
☐ < 10% ☐ > 10% and < 50% ☒ > 50%			
Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.			
¹ 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.			
Generated Date/Time:		Documentation Software: EnergyPro	
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance		Report Version: 2022.0.000	
		Schema Version: rev 20220101	
		Compliance ID: EnergyPro-9693-0825-0312	
		Report Generated: 2025-08-20 16:51:36	
STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting		NRCC-LO-C	
CERTIFICATE OF COMPLIANCE			
Project Name: FLETCHER JONES BIRCH INVENTORY LOT		Report Page: (Page 4 of 7)	
		Date Prepared: 8/20/2025	
IV. 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.			
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit			
Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings			
01		02	
Area Description		Shut-Off	
		130.2(c)(1) / 160.5(c)	
03		04	
Auto-Schedule		Motion Sensor	
130.2(c)(2) / 160.5(c)		130.2(c)(3) / 150.5(c)	
		Field Inspector	
		Pass Fail	
¹ FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.			
² Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.			
Selected luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempted from I and II.			
I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))			
This table includes areas using allowance calculations per 140.7 / 170.2(e). General			
Hardscape Allowance is per Table 140.7-A / Table 170.2-R while "Use it or lose it"			
allowances are per Table 140.7-B / Table 170.2-R. 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.			
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table IV, and are not included here. All other multifamily outdoor lighting is included here.			
01			
"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☐ General			
Hardscape Allowance			
Table I (below)			
☐ Per			
Application Table J			
☐ Sales Frontage			
Table K			
☐ Ornamental			
Table L			
☒ Per Specific			
Area Table M			
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.			
Generated Date/Time:		Documentation Software: EnergyPro	
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance		Report Version: 2022.0.000	
		Schema Version: rev 20220101	
		Compliance ID: EnergyPro-9693-0825-0312	
		Report Generated: 2025-08-20 16:51:36	

STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name: FLETCHER JONES BIRCH INVENTORY LOT

Report Page:
Date Prepared:

CA Building Energy Commission
NCECC-1704-
Page 3 of 7
8/20/2022

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables E through N. 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 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4)biv						Compliance Results		
01	02	03	04	05	06	07	08	09
General Handicap Allowance 140.7(d)(1) / 170.2(e)(6) (See Table I)	+ Per Application 140.7(d)(2) / 170.2(e)(6) (See Table J)	+ Sales Frontage 140.7(d)(2) (See Table K)	+ Ornamental 140.7(d)(2) / 170.2(e)(6) (See Table L)	+ Per Specific Area 140.7(d)(2) / 170.2(e)(6) (See Table M) OR	Existing Power Allowance 141.0(b)(2) / 180.2(b)(4)biv (See Table N)	= Total Allowed (Watts)	>= Total Actual (Watts)	07 must be >> 08
0	+	---	+	---	+ 1,295 OR ---	= 1,295	>= 1,295	COMPLIES
Shielding Compliance (See Table G for Details)						N/A		
Controls Compliance (See Table H for Details)						Not applicable		

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.

STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name: FLETCHER JONES BIRCH INVENTORY LOT

Report Page:
Date Prepared:

CA Building Energy Commission
NCECC-1704-
Page 5 of 7
8/20/2022

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7.8 / Table 170.2-5. More than one specific area allowance may be taken in a single project. If applicable, however, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS			09	10
Area Descriptor	Specific Area Type per Table 140.7-8	Specific Area (ft²)	Allowed Density (W/ft²)	Extra Allowance (Watts)	Luminaire Name or Item Ta₂	Watts per Luminaire	# of luminaires	Design Watts	Additional Allowance (Watts)
PARKING LOT	SalesLot	19764	0.3	5533.9	EA-2	185	5	925	
					EB-4	370	1	370	1295
Total Design Watts for This Area:								1295	
Total Allowance (Watts) All Areas:								1295	1295

¹ FOOTNOTES: See Table 140.7.8 / Table 170.2-5 for rules for calculating the specific areas (ft²) for these additional lighting allowances.
² For luminaires indicated in Table F as linear, wattage in column 07 is ft/W instead of Watts/Wattage. Total linear feet should be indicated in column 08 instead of number of luminaires.

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 has 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

Form>Title

NRCLTO-E - Must be submitted for all buildings

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022 0.000

Schema Version: rev 20220101

Compliance ID: EnergyPro-9693-0825-0312

Report Generated: 2025-08-20 16:51:36

STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION							
Outdoor Lighting		NRC-110-4							
CERTIFICATE OF COMPLIANCE		Page 3 of 7							
Project Name: FLETCHER JONES BIRCH INVENTORY LOT		Report Page: 8/20/2025							
Project Address: 20062 5W BRISTOL ST		Date Prepared: 8/20/2025							
F. OUTDOOR LIGHTING FIXTURE SCHEDULE									
For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 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). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.									
Designed Wattage:									
01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How is Wattage determined	Total Number Luminaires ²	Luminaire Status ³	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumens output / 130.2(b) / 160.5(c) ^{1,4}	Field Inspector
EA-2	EA-2: POLE LED SINGLE HEAD	☐ Linear	185	Mfr. Spec	5	New	☐	925	NA: < 6200 lumens
EB-4	EB-4: POLE LED DOUBLE HEAD	☐ Linear	370	Mfr. Spec	1	New	☐	370	NA: < 6200 lumens
Total Design Watts:								1295	
* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.									
^1 FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b).									
^2 For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.									
^3 Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.									
^4 Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b) / 160.5(c)									
G. SHIELDING REQUIREMENTS (BUG)									
This section does not apply to this project.									
Generated Date/Time: Documentation Software: EnergyPro									
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance									
Report Version: 2022.0.000									
Schema Version: rev 20220101									
Compliance ID: EnergyPro-9693-0825-0312									
Report Generated: 2025-08-20 16:51:36									
STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION							
Outdoor Lighting		NRC-110-4							
CERTIFICATE OF COMPLIANCE		Page 6 of 7							
Project Name: FLETCHER JONES BIRCH INVENTORY LOT		Report Page: 8/20/2025							
Project Address: 20062 5W BRISTOL ST		Date Prepared: 8/20/2025							
P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE									
There are no NRCA forms required for this project.									
Generated Date/Time: Documentation Software: EnergyPro									
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance									
Report Version: 2022.0.000									
Schema Version: rev 20220101									
Compliance ID: EnergyPro-9693-0825-0312									
Report Generated: 2025-08-20 16:51:36									
STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION							
Outdoor Lighting		NRC-110-4							
CERTIFICATE OF COMPLIANCE		Page 7 of 7							
Project Name: FLETCHER JONES BIRCH INVENTORY LOT		Report Page: 8/20/2025							
Project Address: 20062 5W BRISTOL ST		Date Prepared: 8/20/2025							
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT									
I certify that this Certificate of Compliance documentation is accurate and complete.									
Documentation Author Name: PANKAJ PATEL		Documentation Author Signature: P Patel							
Company: DMI Engineers		Signature Date: 2025-08-20							
Address: 41002 CHAMBOARD DRIVE		CEA / HERS Certification Identification (if applicable): E-16245							
City/State/Zip: LAKE ELSINORE CA 92532		Phone: 951-907-6357							
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 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)									
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 building permits. 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: PANKAJ PATEL		Responsible Designer Signature: P Patel							
Company: DMI ENGINEERS		Date Signed: 2025-08-20							
Address: 41002 Chamboard Drive		License: E-16245							
City/State/Zip: Lake Elsinore CA 92532		Phone: 951-277-9109							
Generated Date/Time: Documentation Software: EnergyPro									
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance									
Report Version: 2022.0.000									
Schema Version: rev 20220101									
Compliance ID: EnergyPro-9693-0825-0312									
Report Generated: 2025-08-20 16:51:36									

FLETCHER JONES

BIRCH INVENTORY LOT

**20052 SW BIRCH STREET
NEWPORT BEACH, CA 92660
702.739.9800**

Gensler

**5005 Greenville Ave.
Dallas, TX 75206
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Tel: 214.273.1500
Fax: 214.273.1505



**495 BIRCH STREET
LAKE EL SINORE, CA 92550
LICENSE # 986112
www.sierrawestelectric.com**

**Phone: (951) 606-7871
Fax: (951) 606-7761**

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04/02/2026	RESPONSE TO CITY COMMENTS
05/06/2026	RESPONSE TO CITY COMMENTS

Seal / Signature



Project Name

FJ BIRCH INVENTORY LOT

Project Number

027-6664016

Description

EXTERIOR TITLE 24 FORMS

CHARGE TRONIX

60 KW DC FAST CHARGER

Specifications Sheet



CHARGE TRONIX	
Power	TP5-60-480
Maximum Power	60kW
Output Voltage	190-1000VDC
Max Output Current	Up to 200A
Input Voltage & Frequency	480VAC (P + N + PE) 60Hz
FLA & Breaker Rating	80A @ 100A
Rated Power	60.4 kW
Power Factor	> 0.98 @ full load
Efficiency	> 94% at nominal power output
Connectors	TP5-60-480
Connector Options	CCS II CHDeMO II NACS
CCS Cable	Up to 150A - Air Cooled
CHDeMO Cable	Up to 125A - Air Cooled
NACS Cable	Up to 25CA - Air Cooled
Cycle Mode	1 x 60kW (Max 200A)
Parallel Mode	2 x 30kW (Max 200A)
Charging Protocol	Mode 4, IEC-61851, ISO-15118, DIN SPEC 70121 II, Mode 4, CHDeMO D.9, 10
Connector Cable Length	17'5.6 NACS & CHDeMO - 30' (Max) Cable Management included for all connectors
Charger Properties	TP5-60-480
Weight	617lbs (280kg)
Dimensions (L x D x H)	39.96" x 25.92" x 73.42"
Display	10" LCD touch screen
Ingress Protection	NEMA 3S (IP54), IK 10
Altitude	< 6,600ft (2,000m)
Operating Temperature	-20°C to 45°C (-4°F to 103°F)
Working & Storage Humidity	± 95% RH II ± 99% RH (Non-condensing)
Insulation (Input - output)	> 2.5kV
Interface Protocol	OCPP 1.6J
Access Control	RFID: ISO/IEC 14443A/B II Credit Card Reader - Optional
Power Electronics Cooling	Air Cooled
Compliance & Safety	TP5-60-480
Regulatory Compliance	UL 2202, IEC 62381-2 IEC: EN 61000-6-1:2007, EN 61000-6-3:2007/AL2011AC2012
Communication Protocol	ChargeNet, RS-485, Wi-Fi
Electrical Safety: GFCI	RCD 30mA Type A
Electrical Safety: Surge Protection	20kA
Electrical Safety: General	Over Voltage, Under Voltage, Over Current, Missing Ground
Electrical Safety: Output Short	Output power disabled when output is short circuited
Electrical Safety: Temperature	Temperature Sensors @ Charge Coupler and Power Electronics
Emergency Stop	Emergency stop button disables output power
Metering	DC kWh meter per connector

CHARGE TRONIX

ChargeTronix
3587 Harbor Blvd
Costa Mesa, CA 92626 USA

Contact Us
Visit: www.chargetronix.com
Call +1 (949) 649-1644
Email support@chargetronix.com

- PLAN NOTES:
- VERIFY EV CHARGER TO HAVE INTEGRAL OVER CURRENT PROTECTION. IN THE ABSENCE OF INTEGRAL OVER CURRENT PROTECTION, PROVIDE A 200AS, 125AF, 3P, NEMA-3R DISCONNECT ADJACENT TO EV CHARGER.
 - VERIFY LOCATION & CONNECT TO LANDSCAPE CLOCK/IRRIGATION CONTROLS.
 - 3/4", 2#8, 1#10G
 - COORDINATE REQUIREMENTS WITH GATE MANUFACTURER & CONNECT TO GATE MOTOR. PROVIDE ADDITIONAL 1" C.O TO BUILDING FOR GATE CONTROLS.

FLETCHER JONES
BIRCH INVENTORY LOT

20052 SW BIRCH STREET
NEWPORT BEACH, CA 92660
702.739.9800

Gensler

5005 Greenville Ave.
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505



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www.serrawestelectric.com

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EV CHARGER SPECIFICATIONS

SCALE
N.T.S.

2

Date	Description
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04/02/2026	RESPONSE TO CITY COMMENTS
05/26/2026	RESPONSE TO CITY COMMENTS

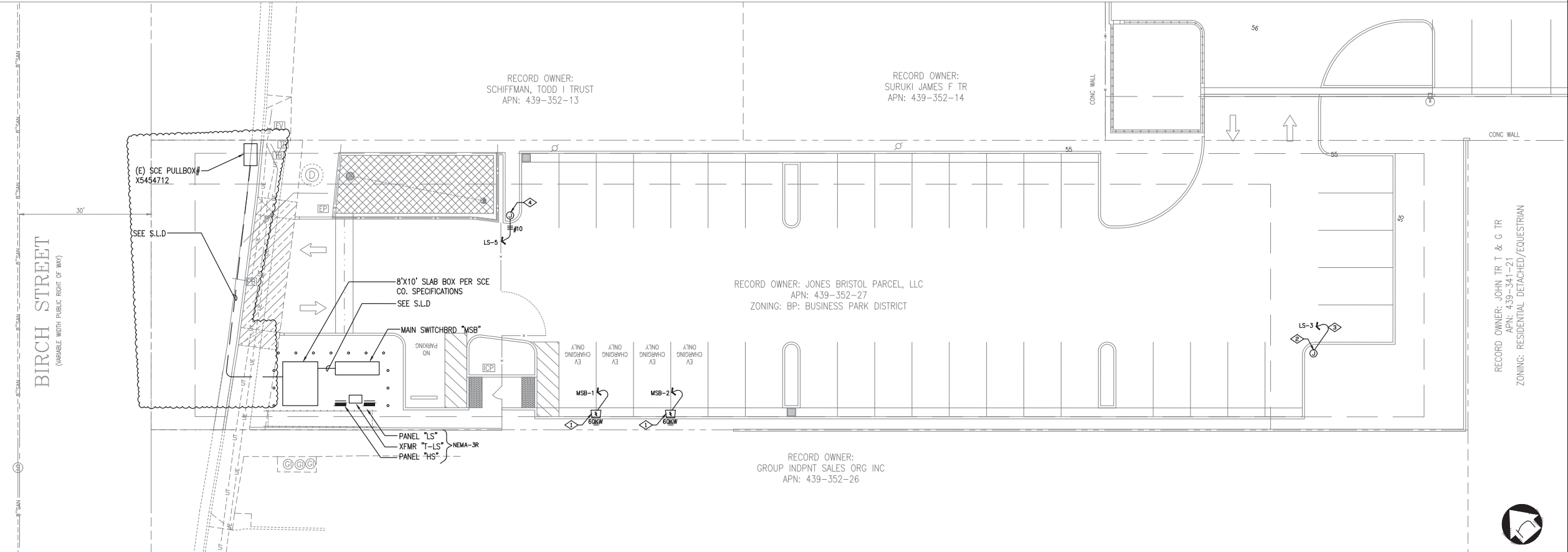
Seal / Signature

Project Name
FJ BIRCH INVENTORY LOT

Project Number
027-6664016

Description
SITE POWER PLAN
EV CHARGER SPECIFICATIONS

Scale
SHEET SIZE: 30" x 42"



SITE POWER PLAN

SCALE
1" = 10'-0"

1

E0.11

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	6.11	17.3	0.4	15.28	43.25
Trespass lighting 1	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.
Trespass lighting 2	Illuminance	Fc	0.13	0.5	0.0	N.A.	N.A.

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07/28/2025	RESPONSE TO CITY COMMENTS
01/23/2026	RESPONSE TO CITY COMMENTS
04/02/2026	RESPONSE TO CITY COMMENTS
05/26/2026	RESPONSE TO CITY COMMENTS

SITE PHOTOMETRIC PLAN

SCALE
1" = 10'-0"

2

RECORD OWNER:
SCHIFFMAN, TODD I TRUST
APN: 439-352-13

RECORD OWNER:
SURUKI JAMES F TR
APN: 439-352-14

RECORD OWNER: JONES BRISTOL PARCEL, LLC
APN: 439-352-27
ZONING: BP: BUSINESS PARK DISTRICT

RECORD OWNER:
GROUP INDPT SALES ORG INC
APN: 439-352-26

RECORD OWNER: JOHN TR T & G TR
APN: 439-341-21
ZONING: RESIDENTIAL DETACHED/EQUESTRIAN

Seal / Signature



Project Name
FJ BIRCH INVENTORY LOT

Project Number
027-6664016

Description
SITE LIGHTING PLAN,
SITE PHOTOMETRIC PLAN

Scale
SHEET SIZE: 30" x 42"

E0.12

SITE LIGHTING PLAN

SCALE
1" = 10'-0"

1