SIDONIA STREET

PROPERTY LINE

30' LANDSCAPE DEVELOPMENT ZONE

LEUCADIA BLVD

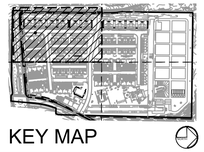
30'-0"

MATCH LINE - SEE SHEET L-1.5

MATCH LINE - SEE SHEET L-1.6

L1.5

CONCEPTUAL LANDSCAPE PLAN



KEY MAP

0 10 20 40

SCALE : 1" = 20'-0"

NORTH

DATE: 2020 05 27

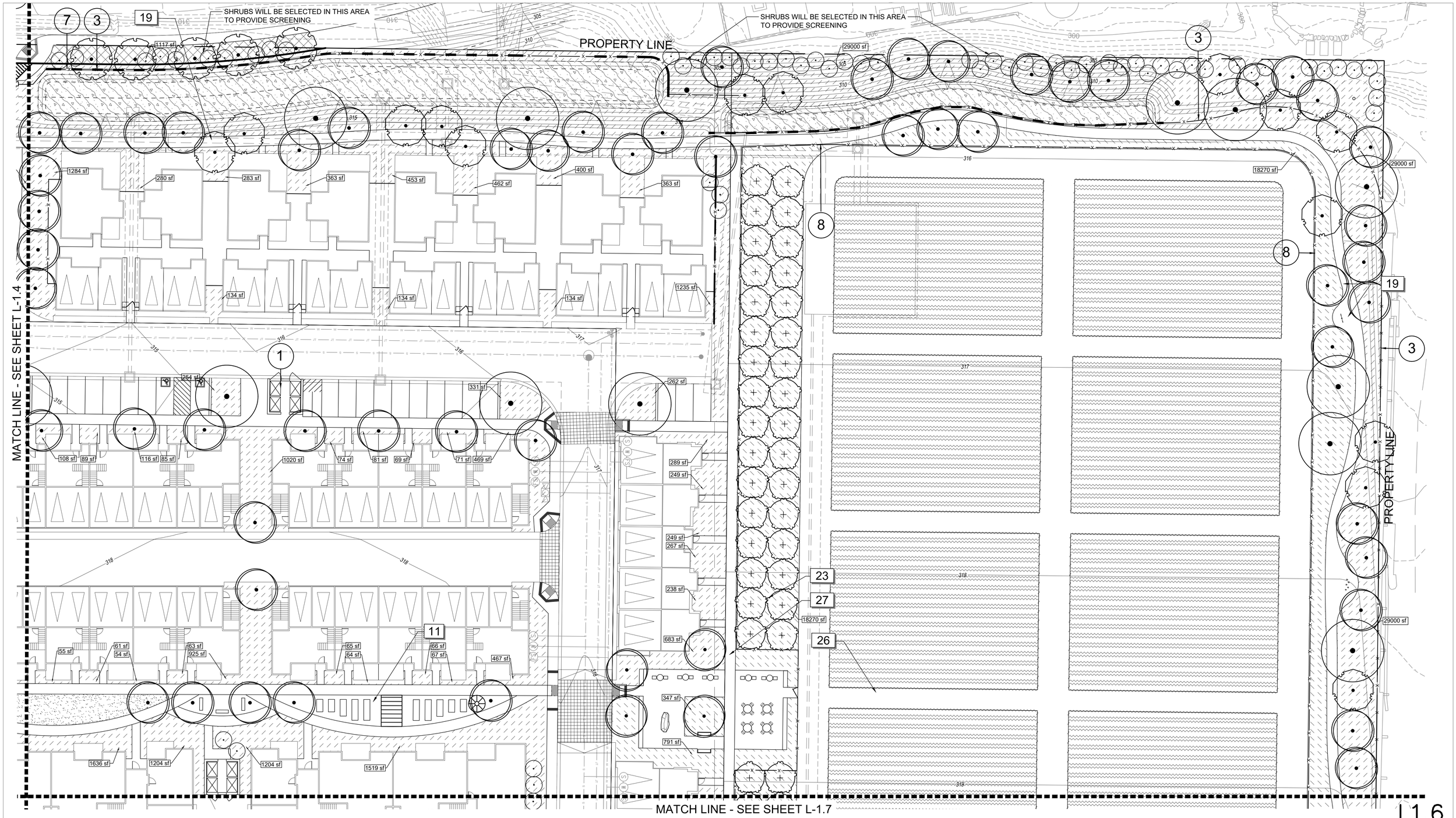
NOLEN COMMUNITIES

SCHMIDT DESIGN GROUP

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsaengineering.com

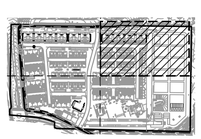
PREPARED BY:

steinberg hart



L1.6

CONCEPTUAL LANDSCAPE PLAN



KEY MAP

0 10 20 40

SCALE : 1" = 20'-0"

NORTH

DATE: 2020 05 27

PREPARED BY:

NOLEN COMMUNITIES

SCHMIDT DESIGN GROUP

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steinberg hart

MATCH LINE - SEE SHEET L-1.4

PROPERTY LINE

LEUCADIA BLVD

30'-0"

30' LANDSCAPE DEVELOPMENT ZONE

13' LANDSCAPE DEVELOPMENT ZONE

13'-0"

QUAIL GARDENS DRIVE

PROPERTY LINE

VINE WALL

GREEN WALL

SHRUBS WILL BE SELECTED IN THIS AREA TO PROVIDE A 3' HEDGE

MATCH LINE - SEE SHEET L-1.7

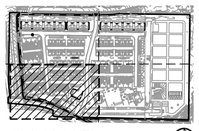
855 sf
639 sf
1050 sf
736 sf
770 sf
1636 sf
233 sf
434 sf
52 sf
58 sf
43 sf
58 sf
533 sf
57 sf
44 sf
57 sf
52 sf
1031 sf
3085 sf
40 sf
198 sf
391 sf
673 sf
228 sf
200 sf
128 sf
119 sf
87 sf
2319 sf
352 sf
42 sf
2776 sf
3085 sf
29 sf
221 sf
29 sf
984 sf
99 sf
1474 sf
2748 sf
446 sf
2319 sf
175sf
228 sf
100 sf
52 sf
240 sf
150 sf
141 sf
195 sf
3596 sf
534 sf
349 sf
10913 sf

4
6
1
2
3
28
2
9
33
4
20
24
3
25
30
29
1
6
8
A

L1.7

CONCEPTUAL LANDSCAPE PLAN

PREPARED BY:



KEY MAP

0 10 20 40

SCALE : 1" = 20'-0"

NORTH

DATE: 2020 05 27

NOLEN COMMUNITIES

SCHMIDT DESIGN GROUP

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MATCH LINE - SEE SHEET L-1.5

MATCH LINE - SEE SHEET L-1.6

PROPERTY LINE

PROPERTY LINE

SHRUBS WILL BE SELECTED IN THIS AREA TO PROVIDE A 3' HEDGE

KEY MAP

0 10 20 40

SCALE : 1" = 20'-0"

NORTH

DATE: 2020 05 27

NOLEN COMMUNITIES

SCHMIDT DESIGN GROUP

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L1.8

CONCEPTUAL LANDSCAPE PLAN

PREPARED BY:

IRRIGATION SCHEDULE

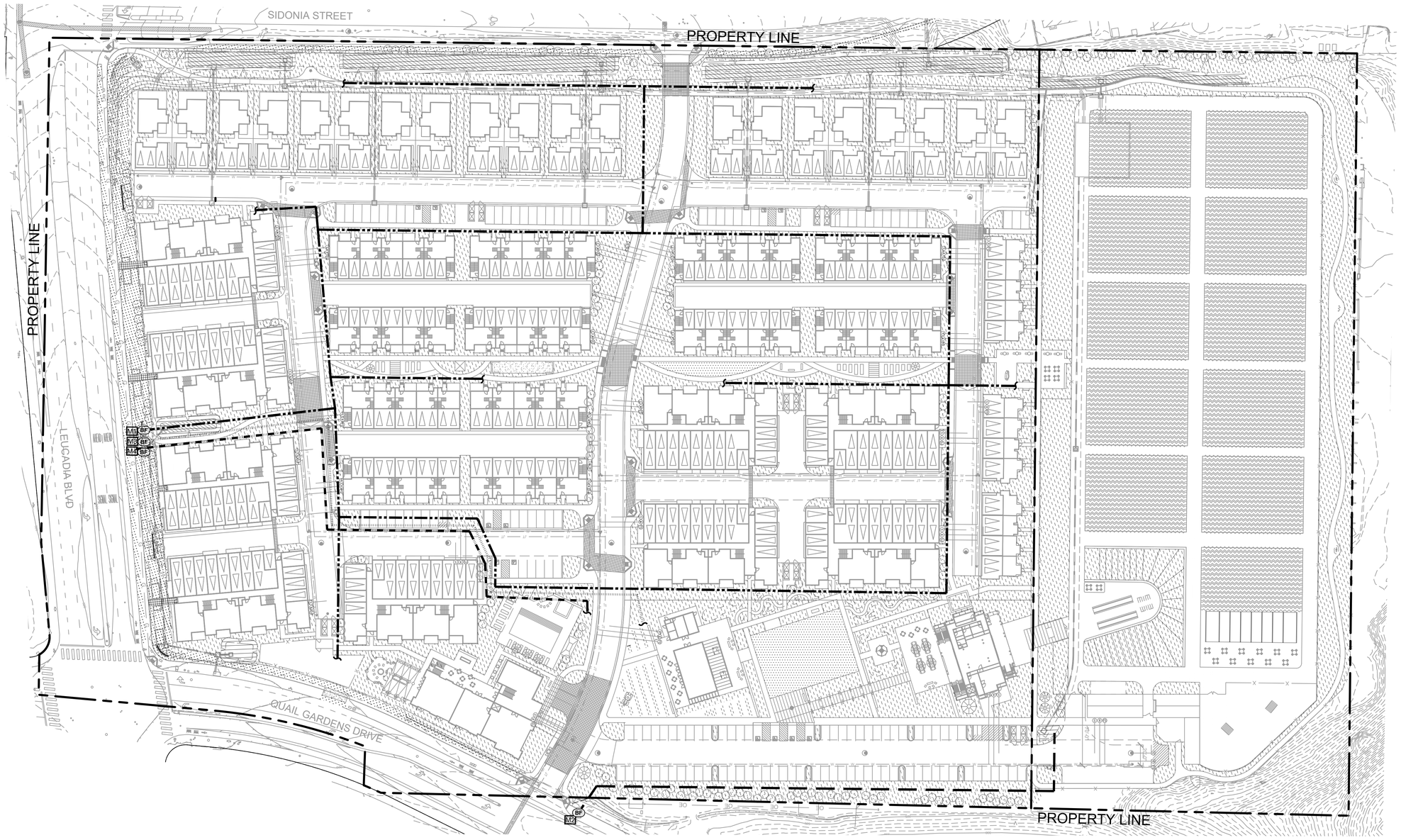
SYMBOL	DESCRIPTION
	EXISTING IRRIGATION
	SHRUB AREA FOR DRIP EMITTERS - MEDIUM DENSITY
	SHRUB ROTATORS
	TURF ROTATORS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
R-VAN14 R-VAN14-360	RAIN BIRD R-VAN14 1800* SHRUB ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 SHRUB SPRAY BODY ON FIXED RISER. 1/2" NPT FEMALE THREADED INLET.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XACZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" ANTI-SIPHON VALVE FILTER, 1" RBY FILTER, AND 40PSI PRESSURE REGULATOR, FOR ABOVE GRADE INSTALLATION. 3GPM TO 15GPM.
BF	BACKFLOW. RECYCLED WATER SYSTEMS WILL INCLUDE WYE STRAINER AND CHECK VALVE AT POC.
	RAIN BIRD PESBR 1", 1-1/2", AND 2" DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40

*ALL EQUIPMENT CONNECTED TO RECYCLED WATER SHOULD BE PURPLE PER RECYCLED WATER STANDARDS

- M1 — HOA METER AND MAINLINE (RECYCLED)
- M2 — FARM METER AND MAINLINE (POTABLE)
- M3 — AGRICULTURAL AMENITY METER AND MAINLINE (RECY
- M4 — REC AREA POTABLE MAINLINE (RECYCLED)



L1.9

CONCEPTUAL IRRIGATION PLAN

PREPARED BY:

NOLEN COMMUNITIES

0 25 50 100
SCALE : 1" = 50'-0"
NORTH

DATE: 2020 05 27

SCHMIDT DESIGN GROUP

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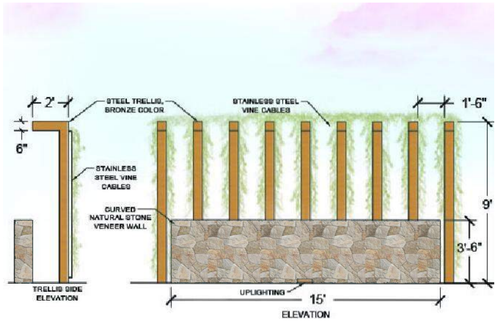
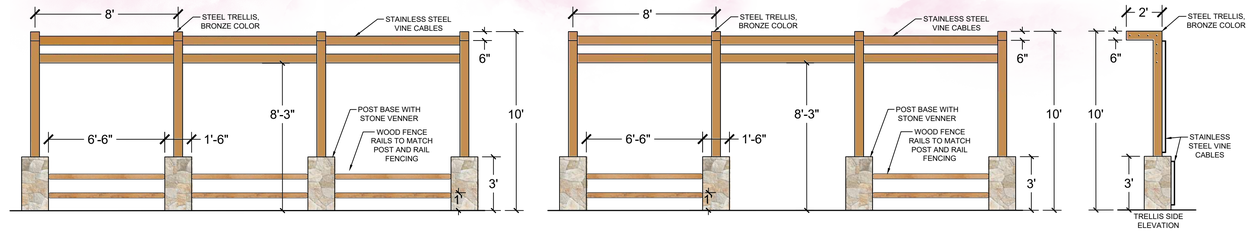
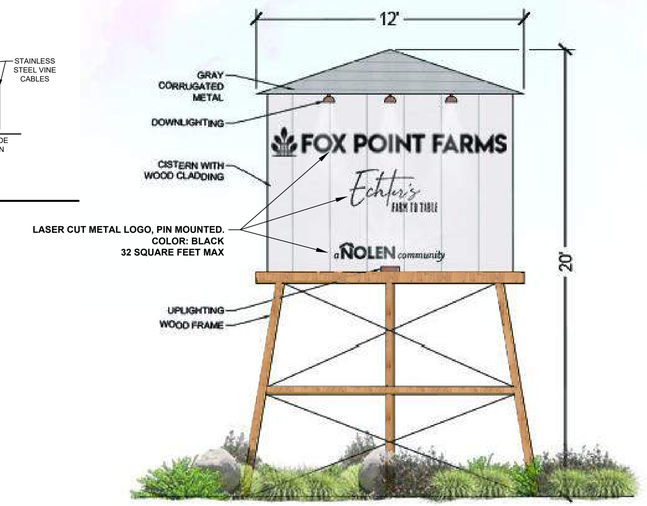


1 CORNER MONUMENT TRELLIS



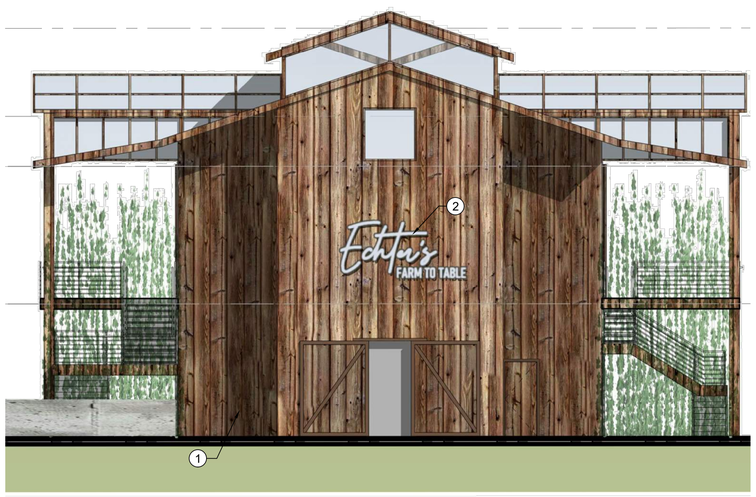
2 LEUCADIA BLVD. TRELLIS



A QUAIL GARDENS DRIVE WATER TOWER SIGN
SCALE: NTS

LEGEND:

1. STAINED WOOD SIDING - DARK BROWN
2. RESTAURANT SIGNAGE ON RESTAURANT BUILDING
   PIN MOUNTED LASER CUT STEEL LETTERS
   COLOR: SILVER. 78 SF. LARGE LETTER HEIGHT: 5'-6"
   SMALL LETTER HEIGHT: 1'-6"



B RESTAURANT BUILDING SIGNAGE

L1.10

CONCEPTUAL DETAILS

PREPARED BY:

NOLEN COMMUNITIES

NOTE:
ALL LIGHTING WILL COMPLY WITH CITY LIGHTING DESIGN REQUIREMENTS.

Designed By	Drawn By	Checked By	Plot Date:
JM / JT	TS	JM / JT	05/27/2020

Plans Prepared Under Supervision Of
JEFFERY T. BARR — Date 05.27.2020
LANDSCAPE ARCHITECT — R.L.A. No. 5209

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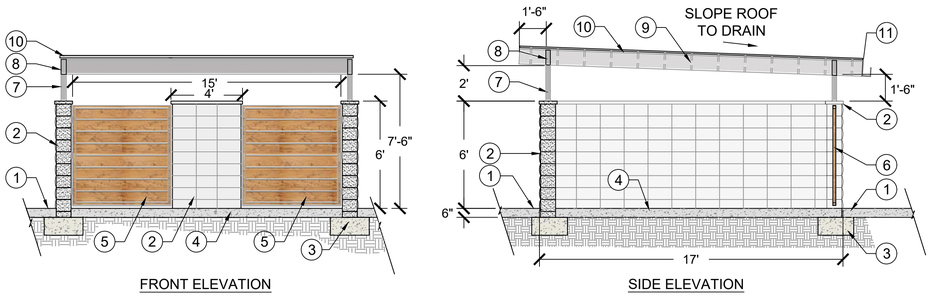
steinberg hart

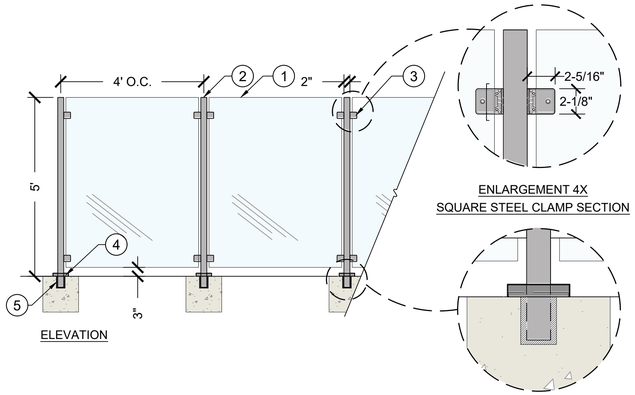


LEGEND:

1. ADJACENT PAVING.
2. SLUMP BLOCK WALL, COLOR: WHITE, TO MATCH ARCHITECTURE.
3. CONCRETE FOOTING (TYP.)
4. CONCRETE INTERIOR FLOOR. ELEVATION FLUSH WITH ADJACENT PAVING.
5. WOOD GATE, WITH BLACK HARDWARE FOR, RECEPTACLE ACCESS.
6. WOOD GATE, WITH BLACK HARDWARE, FOR PEDESTRIAN ACCESS.
7. SQUARE TUBE STEEL POST, EMBEDDED MIN. 18" INTO BLOCK WALL.
8. SQUARE TUBE STEEL ROOF FRAME.
9. TUBE STEEL JOISTS.
10. STANDING SEAM METAL ROOF. COLOR: SLATE GRAY, TO MATCH ARCHITECTURE.
11. GUTTER ON LOW SIDE OF TRELLIS

1 TRASH ENCLOSURE WITH SOLID ROOF

NO SCALE



LEGEND:

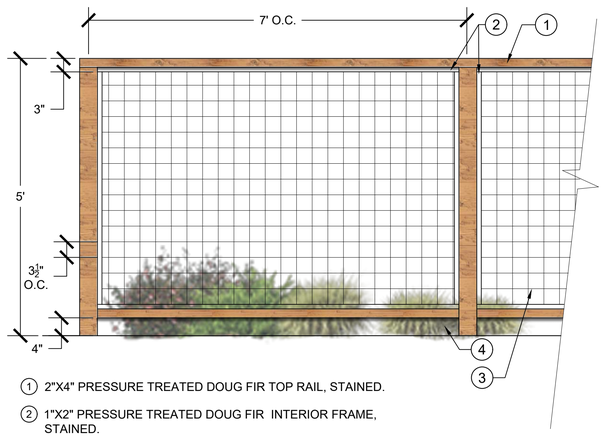
1. 1/2" THICK GLASS PANEL.
2. 2" SQUARE STAINLESS STEEL POST TUBING.
3. STAINLESS STEEL SQAURE TYPE FLAT BASE CLAMP.
4. BASE FLANGE FOR 2" SQUARE TUBING. DESIGNED TO BE WELDED TO POST'S BASE.
5. POST TO BE SET IN ANCHOR CEMENT.

NOTES:

A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. 2" SQUARE STAINLESS STEEL POST TO BE WELDED TO BASE FLANGE.

2 STAINLESS STEEL POST AND GLASS FENCE

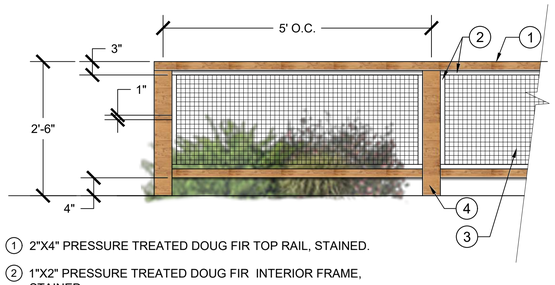
1/2" = 1'-0"



1. 2"X4" PRESSURE TREATED DOUG FIR TOP RAIL, STAINED.
2. 1"X2" PRESSURE TREATED DOUG FIR INTERIOR FRAME, STAINED.
3. 5/16" DIA. STAINLESS STEEL. SQUARE CABLE MESH.
4. 4"X4" SQ. POST PRESSURE TREATED DOUG FIR POST, STAINED.

3 GUARDRAIL, PERIMETER AND DOG PARK FENCING

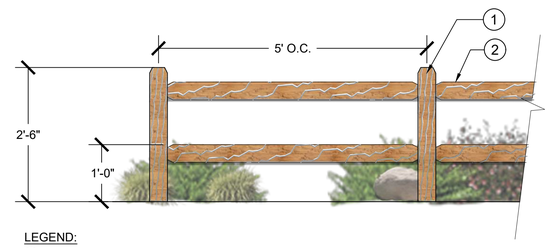
NO SCALE



1. 2"X4" PRESSURE TREATED DOUG FIR TOP RAIL, STAINED.
2. 1"X2" PRESSURE TREATED DOUG FIR INTERIOR FRAME, STAINED.
3. 5/16" DIA. STAINLESS STEEL. SQUARE CABLE MESH.
4. 4"X4" SQ. POST PRESSURE TREATED DOUG FIR POST, STAINED.

4 FARM FENCING

NO SCALE

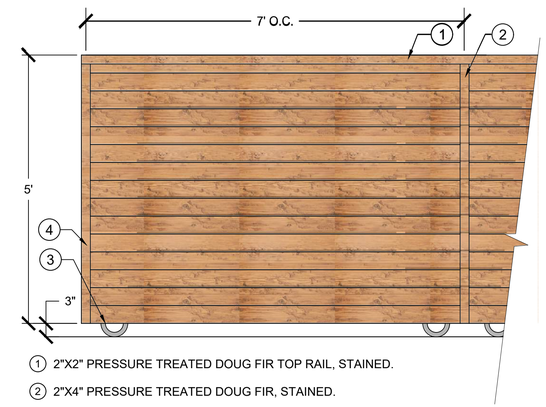


LEGEND:

1. 4"x4" SQ. POST. POST TO BE STAINED PRESSURE TREATED DOUG FIR OR REINFORCED CONCRETE WITH FAUX-WOOD TEXTURE
2. HORIZONTAL RAILS. RAILS TO BE STAINED PRESSURE TREATED DOUG FIR OR CONCRETE WITH FAUX-WOOD TEXTURE.

5 POST AND RAIL FENCE

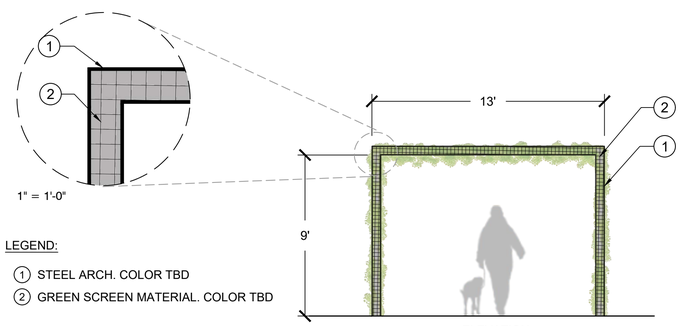
NO SCALE



1. 2"X2" PRESSURE TREATED DOUG FIR TOP RAIL, STAINED.
2. 2"X4" PRESSURE TREATED DOUG FIR, STAINED.
3. GATE WHEELS AND TRACK.
4. 2"X2" PRESSURE TREATED DOUG FIR POST, STAINED.

6 EMERGENCY ACCESS GATE

NO SCALE

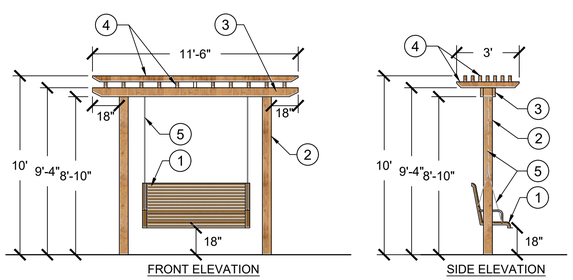


LEGEND:

1. STEEL ARCH. COLOR TBD
2. GREEN SCREEN MATERIAL. COLOR TBD

7 VINE ARCH

1/4" = 1'-0"

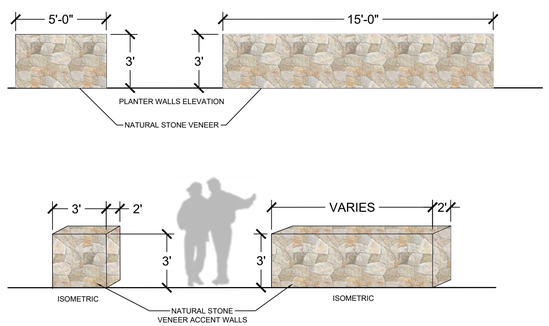


LEGEND:

1. BENCH SWING.
2. 6" X 6" WOOD POST.
3. 2"X6" WOOD BEAM.
4. 2"X4" WOOD JOIST.
5. BENCH SWING CHAIN.

8 SWING TRELLIS

1/4" = 1'-0"



9 ACCENT WALLS

L1.11

CONCEPTUAL DETAILS

PREPARED BY:

NOLEN COMMUNITIES

Designed By	Drawn By	Checked By	Plot Date:
JM / JT	TS	JM / JT	05/27/2020

Plans Prepared Under Supervision Of
JEFFERY T. BARR Date 05.27.2020
LANDSCAPE ARCHITECT R.L.A. No. 5209

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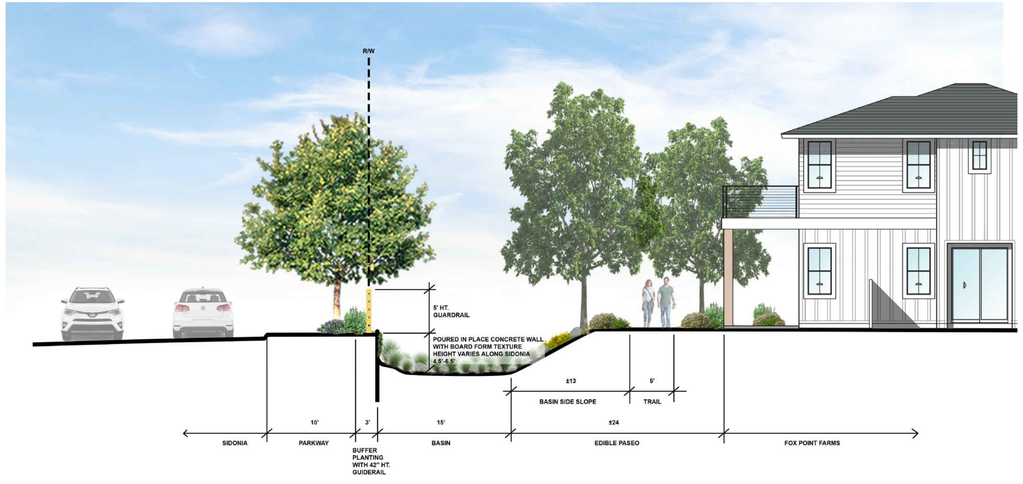
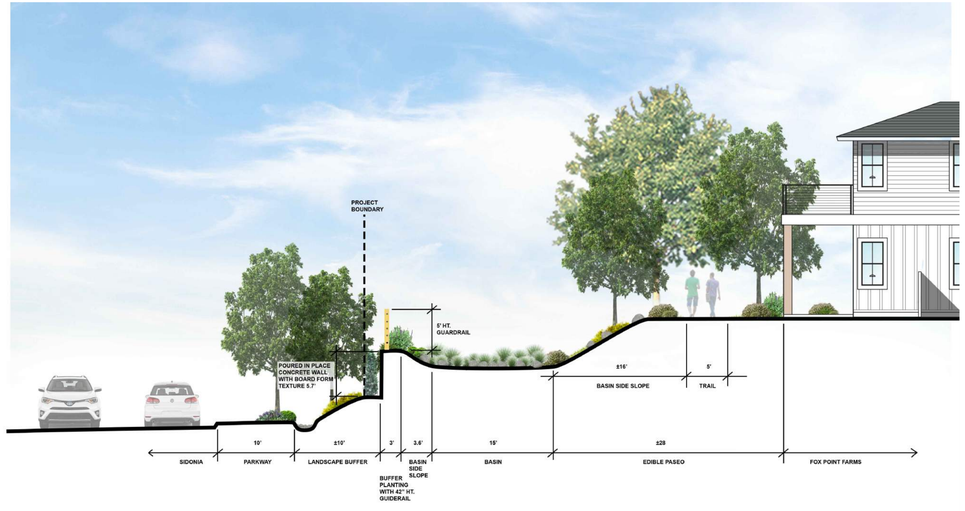
LEGEND:

1. TRELLIS AT ENTRY TO PEDESTRIAN PASEO - WOOD TRELLIS WITH STONE COLUMNS AND STAINLESS STEEL VINE CABLES
2. DECORATIVE SCREENING TRELLIS - WOOD TRELLIS WITH STONE COLUMNS AND STAINLESS STEEL VINE CABLES
3. TRELLIS AND ENTRY SIGN - STONE SIGN AND WOOD TRELLIS WITH STAINLESS STEEL VINE CABLES
4. SPLIT RAIL FENCE
5. 3' HT. ACCENT STONE RAISED PLANTERS AT PEDESTRIAN ENTRIES
6. STORM DRAIN LINE BELOW
7. EXISTING ELECTRICAL
8. TRACTOR
9. EXISTING TREE, TYP.
10. PROPOSED TREE, TYP.

1 LEUCADIA BLVD. ELEVATION
SCALE: 1" = 10'-0"



2 SIDONIA STREET SECTION ELEVATION 1
SCALE: 1" = 10'-0"



3 SIDONIA STREET SECTION ELEVATION 2
SCALE: 1" = 10'-0"

L1.12

CONCEPTUAL ELEVATIONS

PREPARED BY:

NOLEN COMMUNITIES

NOTE:
ALL LIGHTING WILL COMPLY WITH CITY LIGHTING DESIGN REQUIREMENTS.

Designed By	Drawn By	Checked By	Plot Date:
JM / JT	TS	JM / JT	05/27/2020

Plans Prepared Under Supervision Of
JEFFERY T. BARR — Date 05.27.2020
LANDSCAPE ARCHITECT — R.L.A. No. 5209

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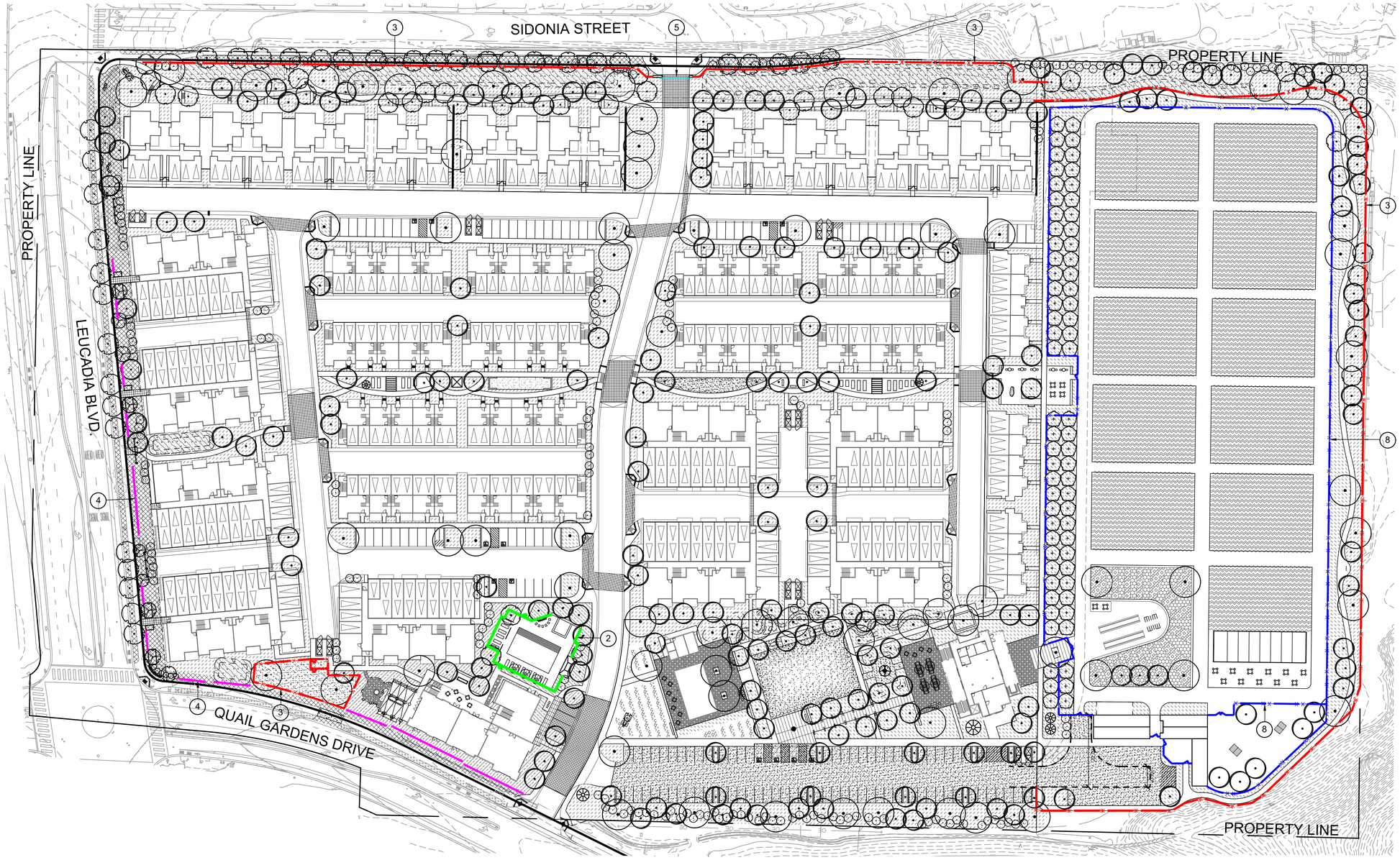
FENCE SCHEDULE

	2	STAINLESS STEEL POST AND GLASS FENCE	2/L1.12
	3	GUARDRAIL, PERIMETER AND DOG PARK FENCING	3/L1.12
	4	POST AND RAIL FENCE	5/L1.12
	5	EMERGENCY ACCESS GATE	6/L1.12
	8	FARM FENCE	4/L1.12



L1.13

FENCING PLAN

PREPARED BY:

NOLEN COMMUNITIES

0 25 50 100

SCALE : 1" = 50'-0"

NORTH

DATE: 2020 05 27

SCHMIDT DESIGN GROUP

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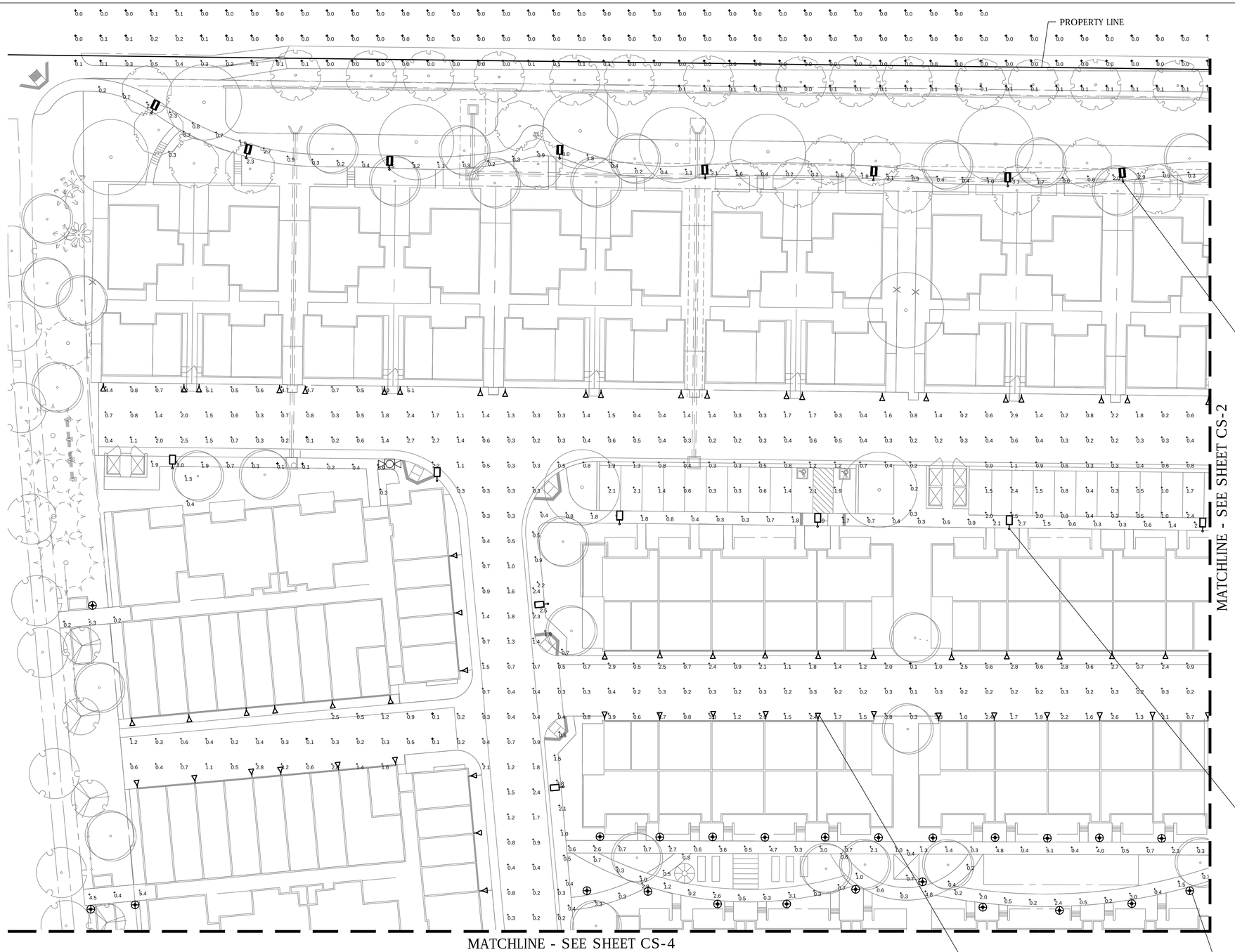
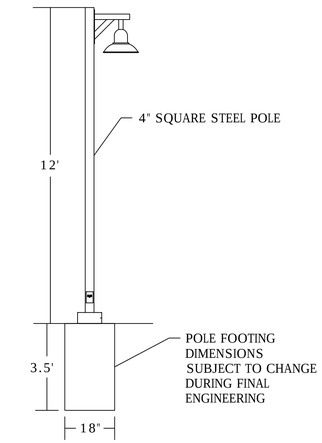
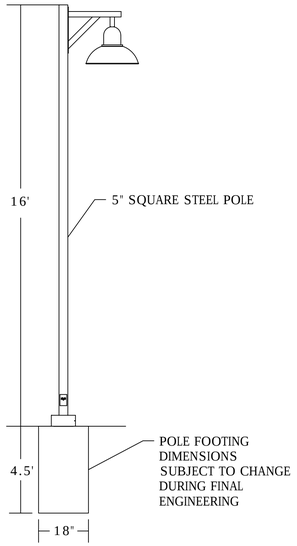




NATIONAL LIGHTING SOLUTIONS
CALIFORNIA SMALL
18W LED PEDESTRIAN LIGHT @ 12'
SEE DETAIL 'A' SHEET CS-6
(TYP. ALL)



NATIONAL LIGHTING SOLUTIONS
CALIFORNIA - 1
36W LED STREET LIGHT @ 16'
SEE DETAIL 'A' SHEET CS-6
(TYP. ALL)

ARCHITECTURAL WALL LIGHT. EXACT LOCATIONS SET BY ARCHITECT. ALL LIGHTS CONTROLLED BY PHOTOCELL. SEE DETAIL 'D' SHEET CS-6

NATIONAL LIGHTING SOLUTIONS
SEASIDE BOLLARD
17W LED BOLLARD 8" SQUARE x 42" TALL
SEE DETAIL 'B' SHEET CS-6
(TYP. ALL)

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	42	STREET LIGHT	SINGLE	0.900	CAL-S-T3-16L-7-30K @ 16'	36	3708
	6	STREET LIGHT W/PEDESTRIAN LIGHT	DOUBLE	0.900	CAL-S-T3-16L-7-30K @ 16' & CAL-S-XXX-XX-T4-16L-35-30K @ 12'	54	3708 & 1872
	3	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T3-16L-35-30K @ 12'	18	1854
	5	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-XXX-XX-T4-16L-35-30K @ 12'	18	1872
	2	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T5-16L-35-30K @ 12'	18	1800
	31	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T2-16L-35-30K	18	1836
	73	BOLLARD	SINGLE	0.900	SSX-2-8R-COG-45-16L-35-30K SEASIDE BOLLARD 26_	17	765
	240 LF	FESTOON LIGHTING	SINGLE	0.910	DURA LAMP - STARGAZER - E26-22-1-D-SP @ 12' MOUNTING HEIGHT - 2' O.C.	0.6	20
	14	TREE ACCENT/MONUMENT LIGHT	SINGLE	N/A	TERON LIGHTING - CHAPARRAL SMALL - L5.3-120-277V-WFL-BZ-30K	5.3	425
	216	ARCHITECTURAL WALL LIGHT	SINGLE	0.900	W508M009LDNW40K @ 8' - SPECIFIED BY OTHERS	11.59	650
	3	WATER TOWER MONUMENT LIGHT	SINGLE	0.900	A814	12	72

NOTE:

ANY CHANGE OR DEVIATION FROM THE LIGHTING SPECIFICATIONS ON PLAN SHALL INVALIDATE THIS PHOTOMETRIC ANALYSIS.

NORTH

0' 15' 30' 60'
SCALE: 1"=30'-0"

VISUAL CONCEPTS LIGHTING INC.
0858 MERIDIAN ST. STE. 210, SAN DIEGO, CA 92111
PH: 858-270-4553
WWW.VISUALCONCEPTS-INC.COM

Project:
FOX POINT
ENCINITAS, CA.

Client:
NOLEN COMMUNITIES

REGISTERED PROFESSIONAL ENGINEER
CHARLES CHOU
No.E-21276
Exp. 9/30/21
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

1ST REV. 02-05-2020
2ND REV. 02-20-2020
3RD REV. 05-12-2020
4TH REV. 05-28-2020

Sheet Info:

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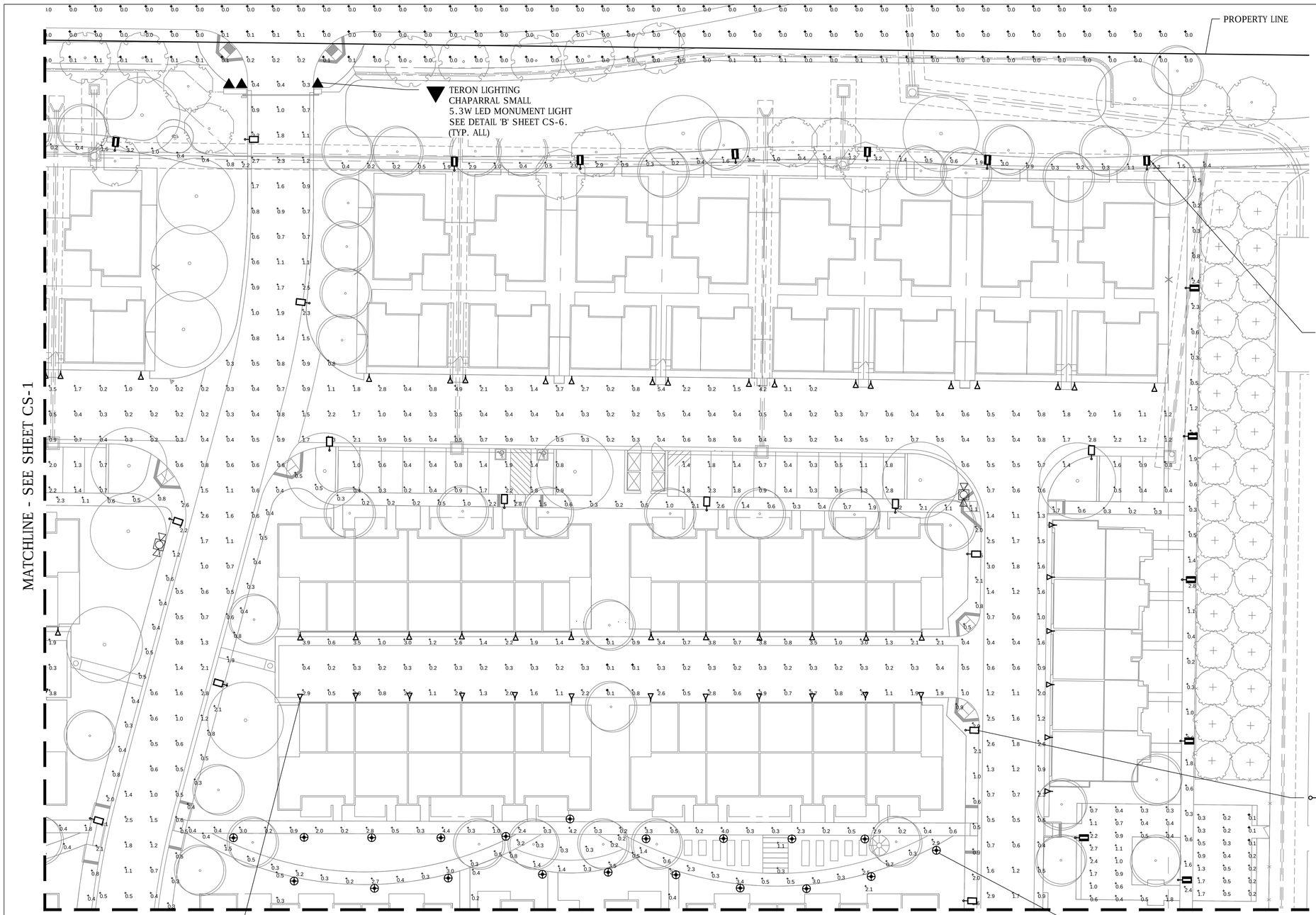
Scale:	N/A
Date:	01/31/20
Job No.:	SHH20/01071

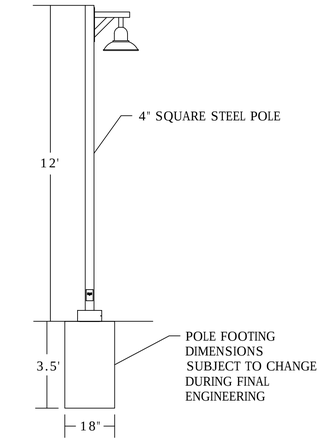
Sheet Title:
CONCEPTUAL LIGHTING PLAN 1

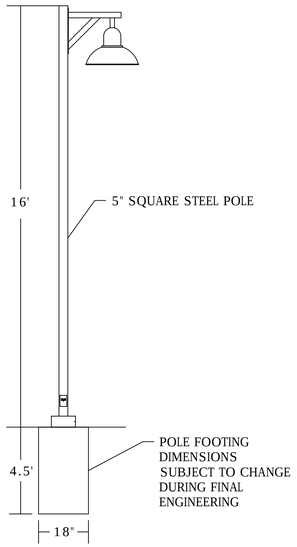
Sheet Reference:

CS-1

Sheet: 1 of 6







NATIONAL LIGHTING SOLUTIONS
SEASIDE BOLLARD
17W LED BOLLARD 8" SQUARE x 42" TALL
SEE DETAIL 'B' SHEET CS-5.
(TYP. ALL)

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	42	STREET LIGHT	SINGLE	0.900	CAL-S-T3-16L-7-30K @ 16'	36	3708
	6	STREET LIGHT W/PEDESTRIAN LIGHT	DOUBLE	0.900	CAL-S-T3-16L-7-30K @ 16' & CAL-S-XXX-XX-T4-16L-35-30K @ 12'	54	3708 & 1872
	3	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T3-16L-35-30K @ 12'	18	1854
	5	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-XXX-XX-T4-16L-35-30K @ 12'	18	1872
	2	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T5-16L-35-30K @ 12'	18	1800
	31	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T2-16L-35-30K	18	1836
	73	BOLLARD	SINGLE	0.900	SSX-2-8R-COG-45-16L-35-30K SEASIDE BOLLARD 26_	17	765
	240 LF	FESTOON LIGHTING	SINGLE	0.910	DURA LAMP - STARGAZER - E26-22-1-D-SP @ 12' MOUNTING HEIGHT - 2' O.C.	0.6	20
	14	TREE ACCENT/MONUMENT LIGHT	SINGLE	N/A	TERON LIGHTING - CHAPARRAL SMALL - L5.3-120-277V-WFL-BZ-30K	5.3	425
	216	ARCHITECTURAL WALL LIGHT	SINGLE	0.900	W508M009LDNW40K @ 8' - SPECIFIED BY OTHERS	11.59	650
	3	WATER TOWER MONUMENT LIGHT	SINGLE	0.900	A814	12	72

NOTE:

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NORTH

0' 15' 30' 60'

SCALE: 1"=30'-0"

VISUAL CONCEPTS LIGHTING INC.

PH: 858-278-4503
4858 MERCURY ST. STE. 210, SAN DIEGO, CA 92111
WWW.VISUALCONCEPTS-INC.COM

Project: FOX POINT ENCINITAS, CA.

Client: NOLEN COMMUNITIES

REGISTERED PROFESSIONAL ENGINEER
CHARLES CHOE
No.E-21276
Exp. 9/30/21
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

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3RD REV. 05-12-2020
4TH REV. 05-28-2020

Sheet Info:

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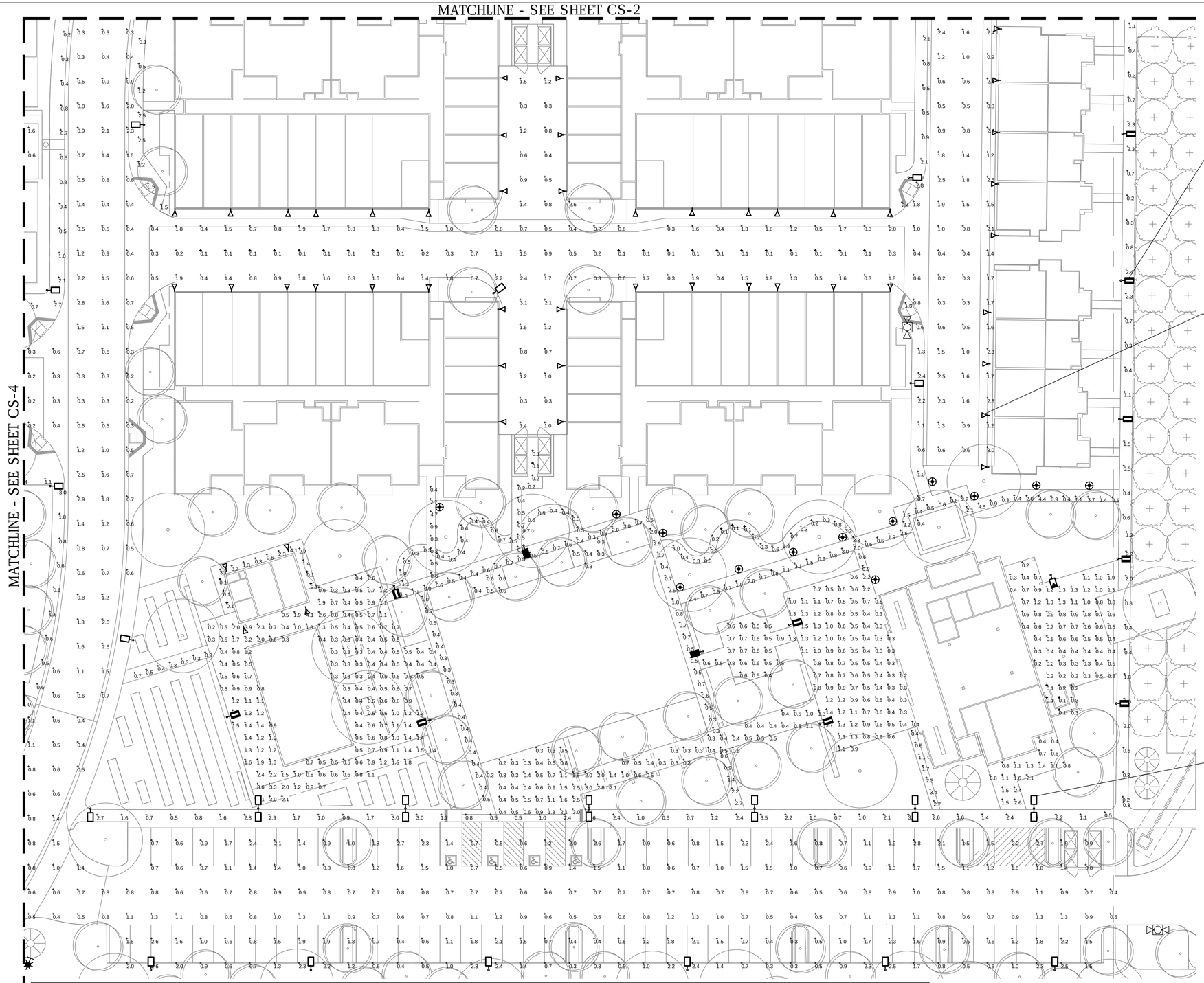
Scale:	N/A
Date:	01/31/20
Job No.:	SHH20/01071

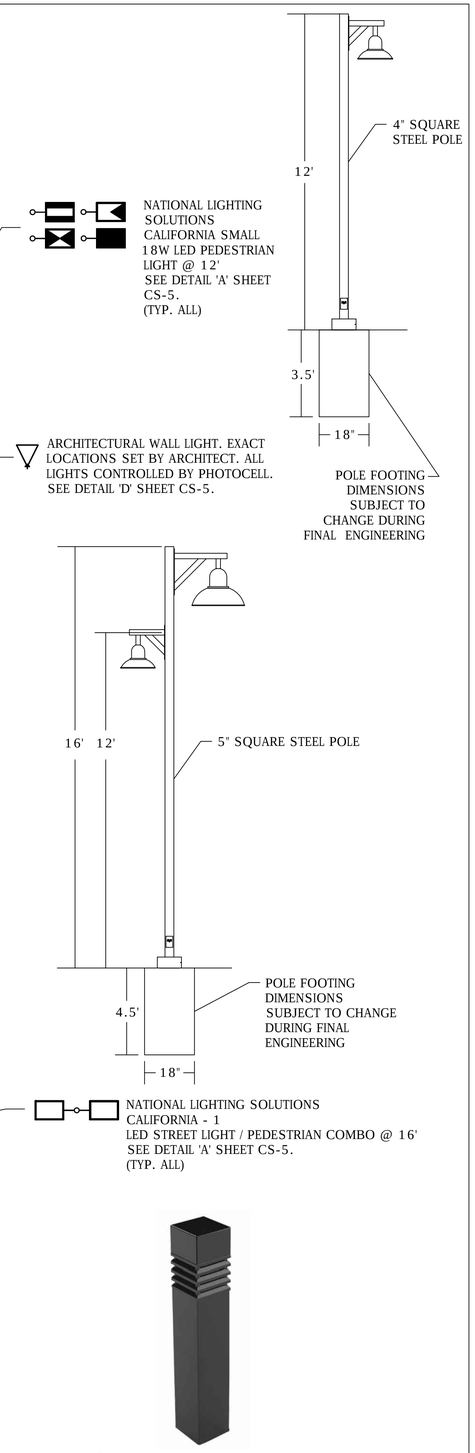
Sheet Title: CONCEPTUAL LIGHTING PLAN 2

Sheet Reference:

CS-2

Sheet: 2 of 6





Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	42	STREET LIGHT	SINGLE	0.900	CAL-S-T3-16L-7-30K @ 16'	36	3708
	6	STREET LIGHT W/PEDESTRIAN LIGHT	DOUBLE	0.900	CAL-S-T3-16L-7-30K @ 16' & CAL-S-XXX-XX-T4-16L-35-30K @ 12'	54	3708 & 1872
	3	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T3-16L-35-30K @ 12'	18	1854
	5	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-XXX-XX-T4-16L-35-30K @ 12'	18	1872
	2	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T5-16L-35-30K @ 12'	18	1800
	31	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T2-16L-35-30K	18	1836
	73	BOLLARD	SINGLE	0.900	SSX-2-8R-COG-45-16L-35-30K SEASIDE BOLLARD 26_	17	765
	240 LF	FESTOON LIGHTING	SINGLE	0.910	DURA LAMP - STARGAZER - E26-22-1-D-SP @ 12' MOUNTING HEIGHT - 2' O.C.	0.6	20
	14	TREE ACCENT/MONUMENT LIGHT	SINGLE	N/A	TERON LIGHTING - CHAPARRAL SMALL - L5.3-120-277V-WFL-BZ-30K	5.3	425
	216	ARCHITECTURAL WALL LIGHT	SINGLE	0.900	W508M009LDNW40K @ 8' - SPECIFIED BY OTHERS	11.59	650
	3	WATER TOWER MONUMENT LIGHT	SINGLE	0.900	A814	12	72

NOTE:

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NORTH

0' 15' 30' 60'

SCALE: 1"=30'-0"

VISUAL CONCEPTS LIGHTING INC.
ON: 858-278-4503
4858 MERCURY ST. STE. 210, SAN DIEGO, CA 92111
WWW.VISUALCONCEPTS-INC.COM

Project: FOX POINT ENCINITAS, CA.

Client: NOLEN COMMUNITIES

REGISTERED PROFESSIONAL ENGINEER CHARLES CHOE No.E-21276 Exp. 9/30/21 ELECTRICAL STATE OF CALIFORNIA

Revisions:

1ST REV. 02-05-2020
2ND REV. 02-20-2020
3RD REV. 05-12-2020
4TH REV. 05-28-2020

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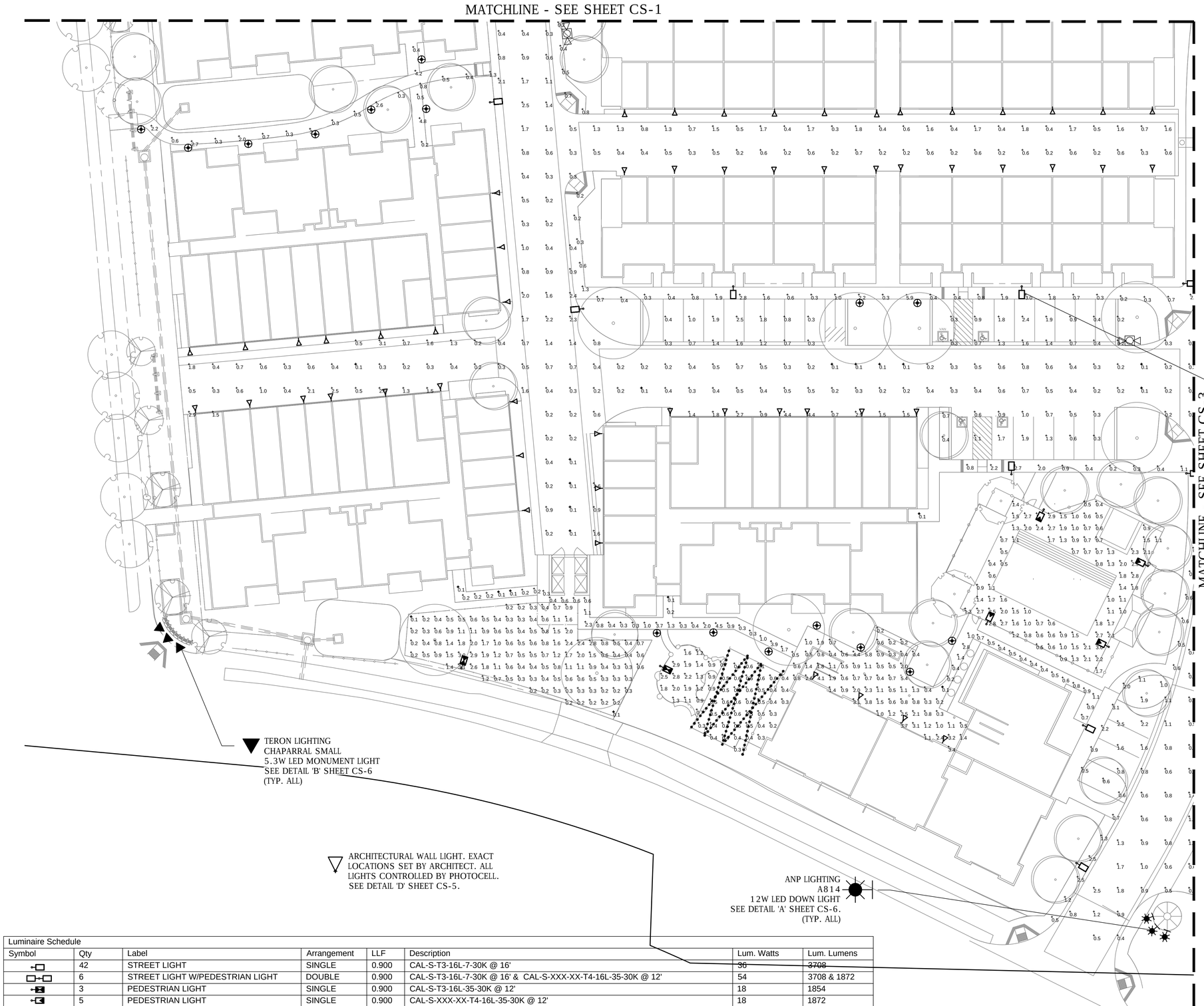
Date:	01/31/20
Job No.:	SHH20/01071

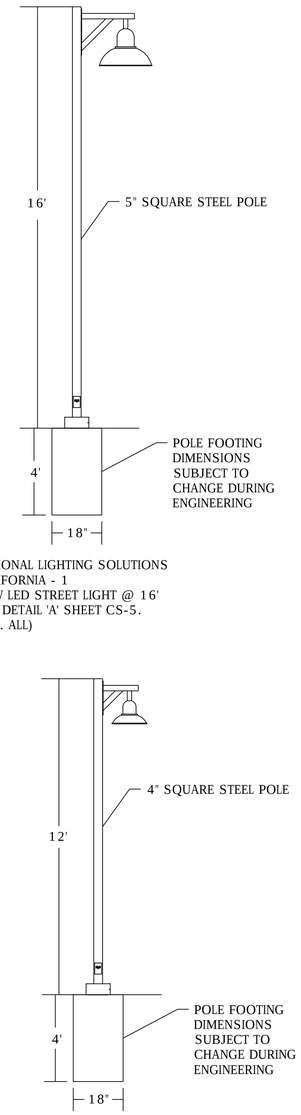
Sheet Title: CONCEPTUAL LIGHTING PLAN 3

Sheet Reference:

CS-3

Sheet: 3 of 6





NATIONAL LIGHTING SOLUTIONS
SEASIDE BOLLARD
17W LED BOLLARD 8" SQUARE x 42" TALL
SEE DETAIL 'B' SHEET CS-5.
(TYP. ALL)

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	42	STREET LIGHT	SINGLE	0.900	CAL-S-T3-16L-7-30K @ 16'	36	3708
	6	STREET LIGHT W/PEDESTRIAN LIGHT	DOUBLE	0.900	CAL-S-T3-16L-7-30K @ 16' & CAL-S-XXX-XX-T4-16L-35-30K @ 12'	54	3708 & 1872
	3	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T3-16L-35-30K @ 12'	18	1854
	5	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-XXX-XX-T4-16L-35-30K @ 12'	18	1872
	2	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T5-16L-35-30K @ 12'	18	1800
	31	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T2-16L-35-30K	18	1836
	73	BOLLARD	SINGLE	0.900	SSX-2-8R-COG-45-16L-35-30K SEASIDE BOLLARD 26_	17	765
	240 LF	FESTOON LIGHTING	SINGLE	0.910	DURA LAMP - STARGAZER - E26-22-1-D-SP @ 12' MOUNTING HEIGHT - 2' O.C.	0.6	20
	14	TREE ACCENT/MONUMENT LIGHT	SINGLE	N/A	TERON LIGHTING - CHAPARRAL SMALL - L5.3-120-277V-WFL-BZ-30K	5.3	425
	216	ARCHITECTURAL WALL LIGHT	SINGLE	0.900	W508M009LDNW40K @ 8' - SPECIFIED BY OTHERS	11.59	650
	6	WATER TOWER MONUMENT LIGHT	SINGLE	0.900	A814	12	72

NOTE:

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VISUAL CONCEPTS LIGHTING INC.
PH: 858-278-4503
4858 MERCURY ST. STE. 210, SAN DIEGO, CA 92111
WWW.VISUALCONCEPTS-INC.COM

Project:
FOX POINT
ENCINITAS, CA.

Client:
NOLEN COMMUNITIES

REGISTERED PROFESSIONAL ENGINEER
CHARLES CHOE
No.E-21276
Exp. 9/30/21
ELECTRICAL
STATE OF CALIFORNIA

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Sheet Info:

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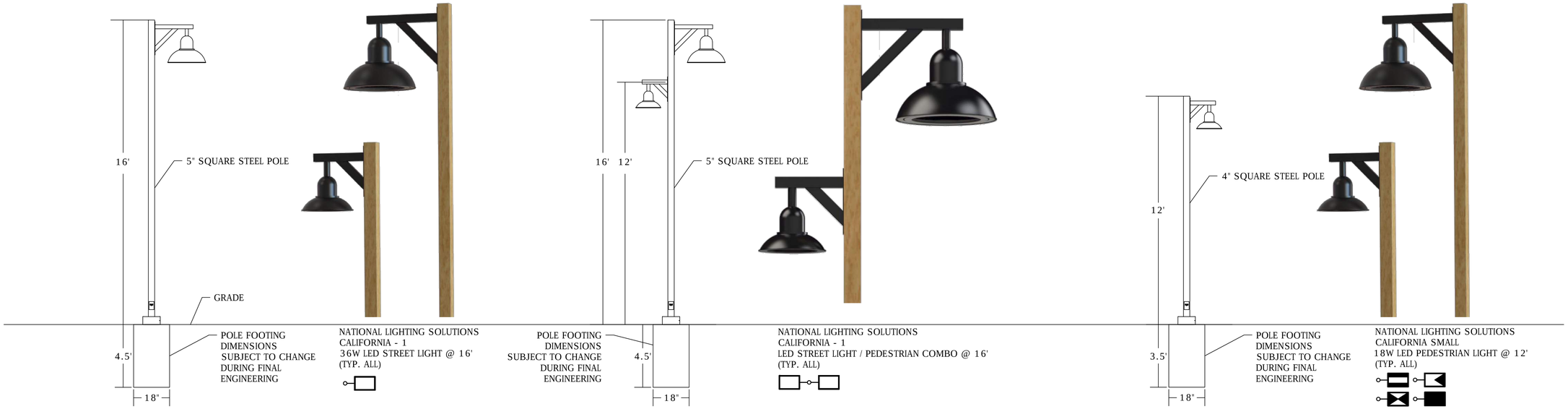
Date:	01/31/20
Job No.:	SHH20/01071

Sheet Title:
CONCEPTUAL LIGHTING PLAN 4

Sheet Reference:

CS-4

Sheet: 4 of 6



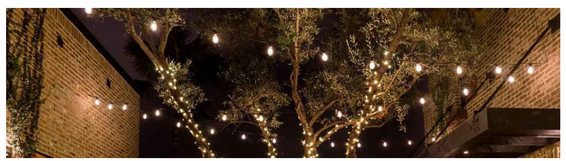
NO SCALE

A STREET LIGHT AND PEDESTRIAN LIGHT

NATIONAL LIGHTING SOLUTIONS
SEASIDE BOLLARD
17W LED BOLLARD 8" SQUARE x 42" TALL
(TYP. ALL)

NO SCALE

B BOLLARD



DURALAMP
DURALED CABLE LIGHT W/ STARGAZER LED BULB
2' O.C. BUILB SPACING MOUNTED TO 12' TALL STEEL POLES
(TYP. ALL)

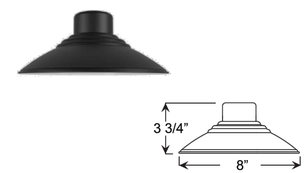
NO SCALE

C FESTOON LIGHTING

ARCHITECTURAL WALL LIGHT. EXACT LOCATIONS SET BY ARCHITECT. ALL LIGHTS CONTROLLED BY PHOTOCELL.

ANP Lighting — Specifications MC08

Project: BAYSIDE COVE
Fixture Type: _____ Quantity: _____
Customer: LENNAR HOMES



Specifications

Material: RLM shades are constructed of heavy duty spun aluminum. Wall back plate and driver housing are cast aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Electrical: Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming protocols are standard. (Like a 0-10v only) See page 2 table for LED module and driver specs, voltage and dimming protocols.

Certifications: Cord mounts are UL Listed for dry locations. Arm mount, stem mount and wall mount are UL Listed for wet locations.

Finish: A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications: Consult factory for custom or modified designs.

MC08
LED

Weight: 1 lb

Catalog Logic

MC08	M009LD	D	W	40K	RTC	UNV	E15	PC	41
RLM Style	Light Source & Wattage	Dimming	Distribution	CCT	Driver Housing	Voltage	Mounting	Accessories	Finish

Catalog Number

1	2	3	4	5	6	7	8	9
MC08	M009LD	D	N	30K		UNV	WM40	PC-HOUSE	102

1 LIGHT SOURCE & WATTAGES
- **GU24** (GU24 Socket Only)
- **M009LD** (9w, 850 lumen, Cree module)

2 DIMMING
- **D*** (Standard 0-10v, TRIAC and ELV dimming)
- **S** (Sunset dimming. Dims smoothly from 270K to 180K. **5w only**)

See page 2 for dimming protocols and limitations.

3 DISTRIBUTION
- **W** (T5 Wide Distribution with Dome LED Lens)
- **N*** (T5 Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)
- **27K** (2700K)
- **30K** (3000K) (Not Sunset Dim)
- **35K** (3500K) (Not Sunset Dim)
- **40K** (4000K) (Not Sunset Dim)

5 DRIVER HOUSING
- **RTC** (Driver Canopy)
- **RTCNC** (Driver Canopy/No Spun Cover)

6 VOLTAGE
- **UNV** (120-277)

7 MOUNTING SOURCES

Arm Mounts (Cast back plate included (CB))
- **E15 E20 E22 E23 E26**

Wall Mounts
- **WM40**
- **WM74**
- **WM317**
- **WM84**

Cord Mounts
- **BLC** (8' black cord with 1" x 5 3/8" canopy)
- **WHC** (6' white cord with 1" x 5 3/8" canopy)
- **COLOR CORD: Use Color Cord designation from page 4.**
- ***Canopy finish will match fixture finish.**

Stem Mounts
- 1/2" (13/16" OD Rigid Stems with STC Flat Canopy)
- **2ST6 2ST12 2ST18 2ST24 2ST36 2ST48**
- **2ST60 2ST72 2ST96**
- 3/4" (1" OD Rigid Stems with STC Flat Canopy)
- **3ST6 3ST12 3ST18 3ST24 3ST36 3ST48**
- **3ST60 3ST72 3ST96**

8 ACCESSORIES
- **CBC** (Cast back plate Spun Alum Cover)
- ***EMG-LED5** (5w, LED Emergency Driver, remote placement, Cree module only)
- ***EMG-LED7** (7w, LED Emergency Driver, remote placement, Cree module only)
- ***EMG-LED10** (10w, LED Emergency Driver, remote placement, Cree module only)
- **GR08** (08" Wire Grill)
- **PC** (Button Photo Cell) Remote Only
- **SC** (Scroll for Arms)
- **SLC** (Sloped Ceiling Mount, 20° Max)
- **SQ** (Square Back Plate)
- **SWL** (Swivel)
- **TBK** (Turn Buckle Kit)
- ***For Emergency lumen output data, see Resources section at www.ANPlighting.com.**

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ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

1-800-548-3227
ANPlighting.com

1015218

NO SCALE

D ARCHITECTURAL WALL LIGHT

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	42	STREET LIGHT	SINGLE	0.900	CAL-S-T3-16L-7-30K @ 16'	36	3708
	6	STREET LIGHT W/PEDESTRIAN LIGHT	DOUBLE	0.900	CAL-S-T3-16L-7-30K @ 16' & CAL-S-XXX-XX-T4-16L-35-30K @ 12'	54	3708 & 1872
	3	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T3-16L-35-30K @ 12'	18	1854
	5	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-XXX-XX-T4-16L-35-30K @ 12'	18	1872
	2	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T5-16L-35-30K @ 12'	18	1800
	31	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T2-16L-35-30K	18	1836
	73	BOLLARD	SINGLE	0.900	SSX-2-8R-COG-45-16L-35-30K SEASIDE BOLLARD 26_	17	765
	240 LF	FESTOON LIGHTING	SINGLE	0.910	DURA LAMP - STARGAZER - E26-22-1-D-SP @ 12' MOUNTING HEIGHT - 2' O.C.	0.6	20
	14	TREE ACCENT/MONUMENT LIGHT	SINGLE	N/A	TERON LIGHTING - CHAPARRAL SMALL - L5.3-120-277V-WFL-BZ-30K	5.3	425
	216	ARCHITECTURAL WALL LIGHT	SINGLE	0.900	W508M009LDNW40K @ 8' - SPECIFIED BY OTHERS	11.59	650
	6	WATER TOWER MONUMENT LIGHT	SINGLE	0.900	A814	12	72

NOTE:

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VISUAL CONCEPTS LIGHTING INC.
PH: 858-270-4583
9858 MERIDIAN ST. STE. 210, SAN DIEGO, CA 92131
WWW.VISUALCONCEPTS-INC.COM

Project:
FOX POINT
ENCINITAS, CA.

Client:
NOLEN COMMUNITIES

REGISTERED PROFESSIONAL ENGINEER
CHARLES CHOU
No. E-21276
Exp. 9/30/21
ELECTRICAL
STATE OF CALIFORNIA

Revisions:
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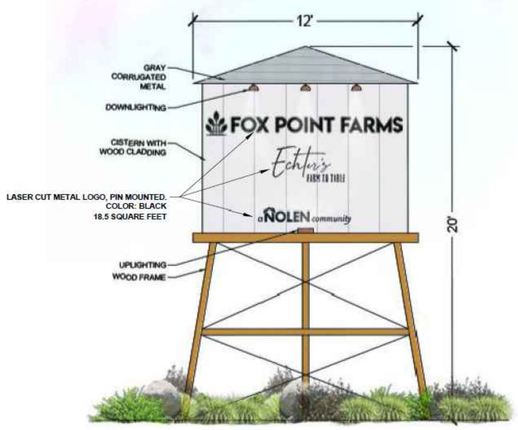
Sheet Info:

Drawn By:	KPJR
Checked By:	KPSR
Scale:	N/A
Date:	01/31/20
Job No.:	SHH20/01071

Sheet Title:
SPECIFICATIONS

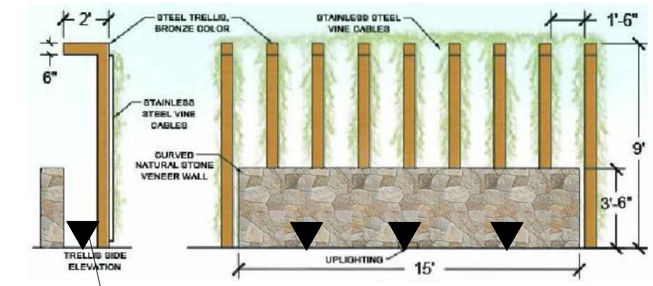
Sheet Reference:
CS-5

Sheet: 5 of 6

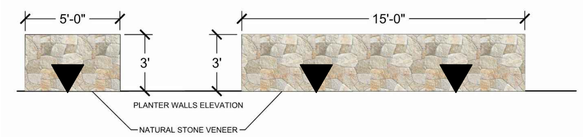


ANP LIGHTING
A814
(3) 12W LED DOWN LIGHTS PER MONUMENT
MOUNTED ON 26" HOOK ARM (E6)

ANP LIGHTING
A814
(2) 12W LED DOWN LIGHTS
MOUNTED ON 26" HOOK ARM (E6)



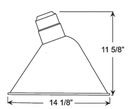
TRELLIS ACCENT LIGHTS
(4) LIGHTS FOR TRELLIS ACCENT LIGHTING



TERON LIGHTING
CHAPARRAL SMALL LED
5.3W LED MONUMENT LIGHT
SETBACK 3' FROM WALL FACE
(TYP. ALL)

ANP Lighting — Specifications A814

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____



A814
LED

Weight: 1.5 lb

Specifications

Material:
RLM shades are constructed of heavy duty spun aluminum. Wall back plate and driver housing are cast aluminum. All fasteners are stainless steel. Shades are available in a wide variety of exterior finishes. Screw colors except galvanized paint finish. Screw hardware may not match paint.

Electrical:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming protocols are standard. (12w is 120v and 24w is 0-10v only)

See page 2 table for LED module and driver specs, voltage and dimming protocols.

Certifications:
Cord mounts are UL Listed for dry locations. Arm mount, stem mount and wall mount are UL Listed for wet locations.

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleaning and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified designs.

Catalog Logic

A814	M024LD	D	W	40K	RTC	UNV	E6	100GLCL	PC	41
RLM Style	Light Source & Wattage	Dimming	Distribution	CCT	Driver Housing	Voltage	Mounting	Glass & Guard	Accessories	Finish

Catalog Logic

1	2	3	4	5	6	7	8	9	10
A814	M012LD	D	N	30K	NA	UNV	E6	???	NA	73

1 LIGHT SOURCE & WATTAGES

GU24	(GU24 Socket Only; **120v only**)
M012LD	(12w; 750 lumen, Cree module) Integral driver; 120V; TRIAC dimming & narrow distribution only.
M009LD	(9w; 850 lumen, Cree module)
M010LD	(10w, 1250 lumen, Cree module)
M016LD	(16w, 2000 lumen, Cree module)
M024LD	(24w, 3000 lumen, Cree module)

2 DIMMING

D (Standard 0-10v, TRIAC and ELV dimming)
S (Standard dimming-Dims smoothly from 2700K to 1800K; **9w only**)
***12w is dimming only, select "D".**
See page 2 for dimming protocols and limitations.

3 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)
N* (T5 Narrow Distribution with Flat LED Lens)
***12w is narrow only, select "N".**

4 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K) (Not Sunset Dim)
35K	(3500K) (Not Sunset Dim)
40K	(4000K) (Not Sunset Dim)

5 DRIVER HOUSING

RTC	(Driver Canopy)
RTCNC	(Driver Canopy/No Spun Cover)
NA	(Housing not required for 12w LED or Wall Mounts)

6 VOLTAGE

UNV (120-277)

7 MOUNTING SOURCES

Arm Mounts (Cast back plate included (CB))
E3 E4 E6 E7 E8 E10
E11 E12 E18 E25
(See Step 5 for Driver Housing Options)

Wall Mounts
WM54
WM317

Stem Mounts
1/2" (13/16" OD Rigid Stems with STC Flat Canopy)
2ST6 2ST12 2ST18 2ST24 2ST36 2ST48
2ST60 2ST72 2ST96
3/4" (1" OD Rigid Stems with STC Flat Canopy)
3ST6 3ST12 3ST18 3ST24 3ST36 3ST48
3ST60 3ST72 3ST96
(See Step 5 for Driver Housing Options)

8 GLASS & GUARD

Up to 24w MAX

100GLCL	(Clear Glass)
100GLFR	(Frosted Glass)
100GLPR	(Prismatic Glass)
100GLCLGUP	(Clear Glass & Small Wire Guard)
100GLFRGUP	(Frosted Glass & Small Wire Guard)
100GLPRGUP	(Prismatic Glass & Small Wire Guard)
100GLCLGUPC	(Clear Glass & Cast Guard)
100GLFRGUPC	(Frosted Glass & Cast Guard)
100GLPRGUPC	(Prismatic Glass & Cast Guard)
100GLGUP	(Small Wire Guard with No Glass)
100GLGUPC	(Cast Guard with No Glass)

9 ACCESSORIES

CBC	(Cast back plate Spun Alum Cover)
GR14	(14" Wire Grill)
PC	(Button Photo Cell) Remote Only
*EMG-LED5	(5w, LED Emergency Driver, remote placement, Cree module only)
*EMG-LED7	(7w, LED Emergency Driver, remote placement, Cree module only)
*EMG-LED10	(10w, LED Emergency Driver, remote placement, Cree module only)
SC	(Scroll for Arms)
SLC	(Sloped Ceiling Mount, 20° Max)
SQ	(Square Back Plate)
SWL	(Swivel)
TBK	(Turn Buckle Kit)

***For Emergency lumen output data, see Resources section at www.anplighting.com.**

10 FINISHES

Standard Grade	Marine Grade		Standard Grade	Marine Grade	
40	NA	Raw Unfinished	53	100	Copper Clay
41	101	Black	56	109	Silver
42	102	Forest Green	61	106	Black Verde
43	114	Bright Red	70	118	Painted Chrome
44	107	White	71	105	Painted Copper
45	112	Bright Blue	72	108	Textured Black
46	123	Sunny Yellow	73	125	Matte Black
47	120	Aqua Green	76	121	Textured Architectural Bronze
49	NA	Galvanized	77	127	Textured White
50	111	Navy	78	124	Textured Silver
51	103	Architectural Bronze	10	130	Aspen Green
52	104	Patina Verde	11	131	Cantaloupe
12	133	Lilac	13	132	Putty

Premium Grade	Marine Grade		Premium Grade	Marine Grade	
81	129	Extreme Chrome	64	116	Candy Apple Red
80	117	Textured Desert Stone	65	122	Cobalt Blue
67	119	Butterscotch	82	128	Graystone
66	115	Caramel	69	113	Gunmetal Gray
68	126	Black Silver	83	134	Oil Rubbed Bronze

Consult factory for additional paint charges and availability

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ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

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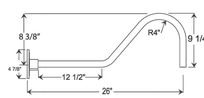
05152018

ANP Lighting — Specifications E6

ANP Lighting INNOVATIVE SITE LIGHTING

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____



E6
26" x 9 1/4"
Weight: 1.5 lbs

Specifications

General:
Due to size or weight, RLM arms may not accommodate all ANP RLM fixtures.

Cast back plate is provided as standard. Fits standard 4/0 junction box.

Material:
Arm is aluminum, Schedule 40, 3/4" tps. All parts are durable 356 cast aluminum. All mounting hardware provided shall be stainless steel or zinc plated steel and may not match finish.

Fixture Mounting:
Arm is threaded to attach to 3/4" fixture hub.

Electrical:
Pull wire provided with fixture.

Accessories:
Optional cast back plate cover (CBC) slides over arm and is secured to arm by a set screw.

Optional scroll (SC) is welded to arm per customer specification.

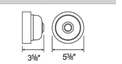
Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleaning and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified arms.

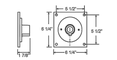
ACCESSORIES

CBC
Cast Back Plate Cover
(Spun Aluminum)

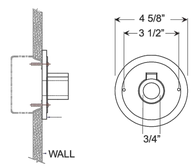


SC
Scroll

SQ
Square Back Plate



CAST BACK PLATE MOUNTING DETAIL



FINISHES

Standard Grade	Marine Grade		Standard Grade	Marine Grade	
40	NA	Raw Unfinished	53	100	Copper Clay
41	101	Black	56	109	Silver
42	102	Forest Green	61	106	Black Verde
43	114	Bright Red	70	118	Painted Chrome
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45	112	Bright Blue	72	108	Textured Black
46	123	Sunny Yellow	73	125	Matte Black
47	120	Aqua Green	76	121	Textured Architectural Bronze
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Premium Grade	Marine Grade		Premium Grade	Marine Grade	
81	129	Extreme Chrome	64	116	Candy Apple Red
80	117	Textured Desert Stone	65	122	Cobalt Blue
67	119	Butterscotch	82	128	Graystone
66	115	Caramel	69	113	Gunmetal Gray
68	126	Black Silver	83	134	Oil Rubbed Bronze

Consult factory for additional paint charges and availability

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20170101

NO SCALE

A WATER TOWER / RESTAURANT SIGN LIGHT

CHAPARRAL SM LED

Architectural Outdoor

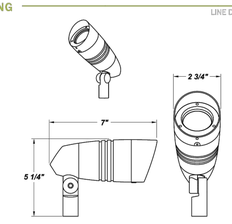
PROJECT:
TYPE:
PO#: QTY:
COMMENTS:

FEATURES

- 6 Year Limited Warranty
- Cast Aluminum Housing with Polyester Powder Coat Finish
- Center-to-Edge Uniformity and Enhanced Beam Control
- Integrated 4kv Surge Protection
- Integrated Cowl
- IP66 Rated - Dust and Waterproof
- LED Light Fixture
- Reinforced Knuckle Design
- Single LED Chip-on-Board Light Source
- Three-Step Binning For Tight Color Consistency
- UL Listed Wet Location
- Vandal Resistant
- Water Draining Front End

LINE DRAWING

LINE DRAWING NOT TO SCALE



FINISHES

Textured Architectural Bronze

Textured Black

TERON LIGHTING

TERONLIGHTING.COM
33 DONALD DR, FAIRFIELD, OH 45014
P: 513.858.6004 F: 513.858.6038
E: SALES@TERONLIGHT.COM

SEND CUT-SHEET

We reserve the right to revise the design components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

1

NO SCALE

B MONUMENT / TREE ACCENT LIGHT

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	42	STREET LIGHT	SINGLE	0.900	CAL-S-T3-16L-7-30K @ 16'	36	3708
	6	STREET LIGHT W/PEDESTRIAN LIGHT	DOUBLE	0.900	CAL-S-T3-16L-7-30K @ 16' & CAL-S-XXX-XX-T4-16L-35-30K @ 12'	54	3708 & 1872
	3	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T3-16L-35-30K @ 12'	18	1854
	5	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-XXX-XX-T4-16L-35-30K @ 12'	18	1872
	2	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T5-16L-35-30K @ 12'	18	1800
	31	PEDESTRIAN LIGHT	SINGLE	0.900	CAL-S-T2-16L-35-30K	18	1836
	73	BOLLARD	SINGLE	0.900	SSX-2-8R-COG-45-16L-35-30K SEASIDE BOLLARD 26_	17	765
	240 LF	FESTOON LIGHTING	SINGLE	0.910	DURA LAMP - STARGAZER - E26-22-1-D-SP @ 12' MOUNTING HEIGHT - 2' O.C.	0.6	20
	14	TREE ACCENT/MONUMENT LIGHT	SINGLE	N/A	TERON LIGHTING - CHAPARRAL SMALL - L5.3-120-277V-WFL-BZ-30K	5.3	425
	216	ARCHITECTURAL WALL LIGHT	SINGLE	0.900	W508M009LDNW40K @ 8' - SPECIFIED BY OTHERS	11.59	650
	6	WATER TOWER MONUMENT LIGHT	SINGLE	0.900	A814	12	72

NOTE: Luminaire Schedule

ANY CHANGE OR DEVIATION FROM THE LIGHTING SPECIFICATIONS ON PLAN SHALL INVALIDATE THIS PHOTOMETRIC ANALYSIS.

VISUAL CONCEPTS LIGHTING INC.
PH. 858-270-4583
9858 MERIDIAN ST. STE. 210, SAN DIEGO, CA 92131
WWW.VISUALCONCEPTS-INC.COM

Project:
FOX POINT
ENCINITAS, CA.

Client:
NOLEN COMMUNITIES

REGISTERED PROFESSIONAL ENGINEER
CHARLES CHOY
No.E-21276
Exp. 9/30/21
ELECTRICAL
STATE OF CALIFORNIA

Revisions:
1ST REV. 02-05-2020
2ND REV. 02-20-2020
3RD REV. 05-12-2020
4TH REV. 05-28-2020

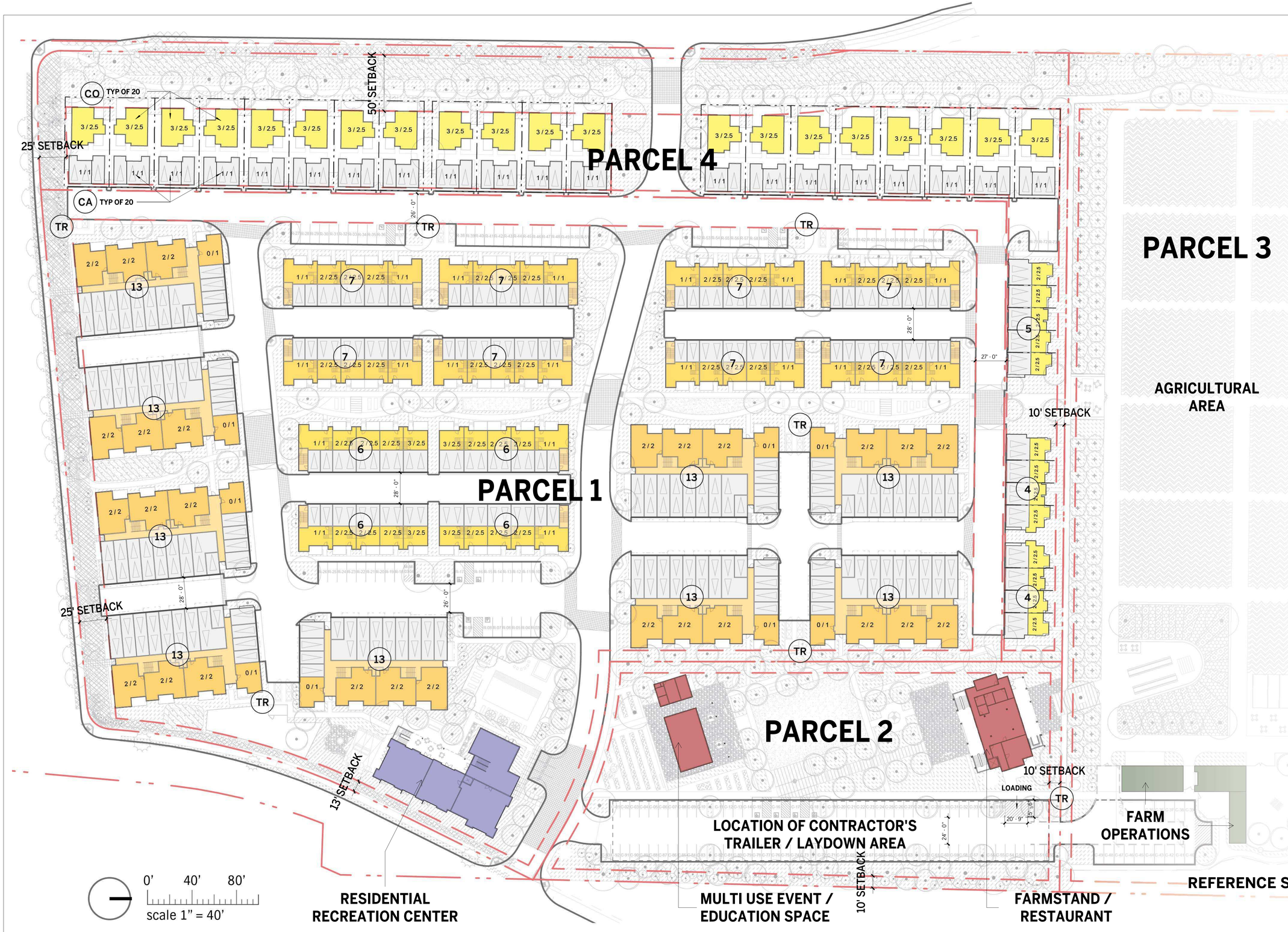
Sheet Info:

Drawn By:	KPJR
Checked By:	KPSR
Scale:	N/A
Date:	01/31/20
Job No.:	SHH20/01071

Sheet Title:
SPECIFICATIONS

Sheet Reference:
CS-6

Sheet: 6 of 6



SITE PLAN LEGEND

APARTMENTS

- 13 13-PLEX FLATS
- 6 6-PLEX ROW UNITS
- 7 7-PLEX ROW UNITS
- TR TRASH ENCLOSURE

FOR SALE

- CO COTTAGE UNIT
- CA CARRIAGE UNIT
- 4 4-PLEX TOWN HOMES
- 5 5-PLEX TOWN HOMES

PARKING COUNT

- C-XX COMMERCIAL
- R-XX RESIDENTIAL
- M-XX MOTORCYCLE

A1.1.1

REFERENCE SITE PLAN - GROUND FLOOR

PREPARED BY:

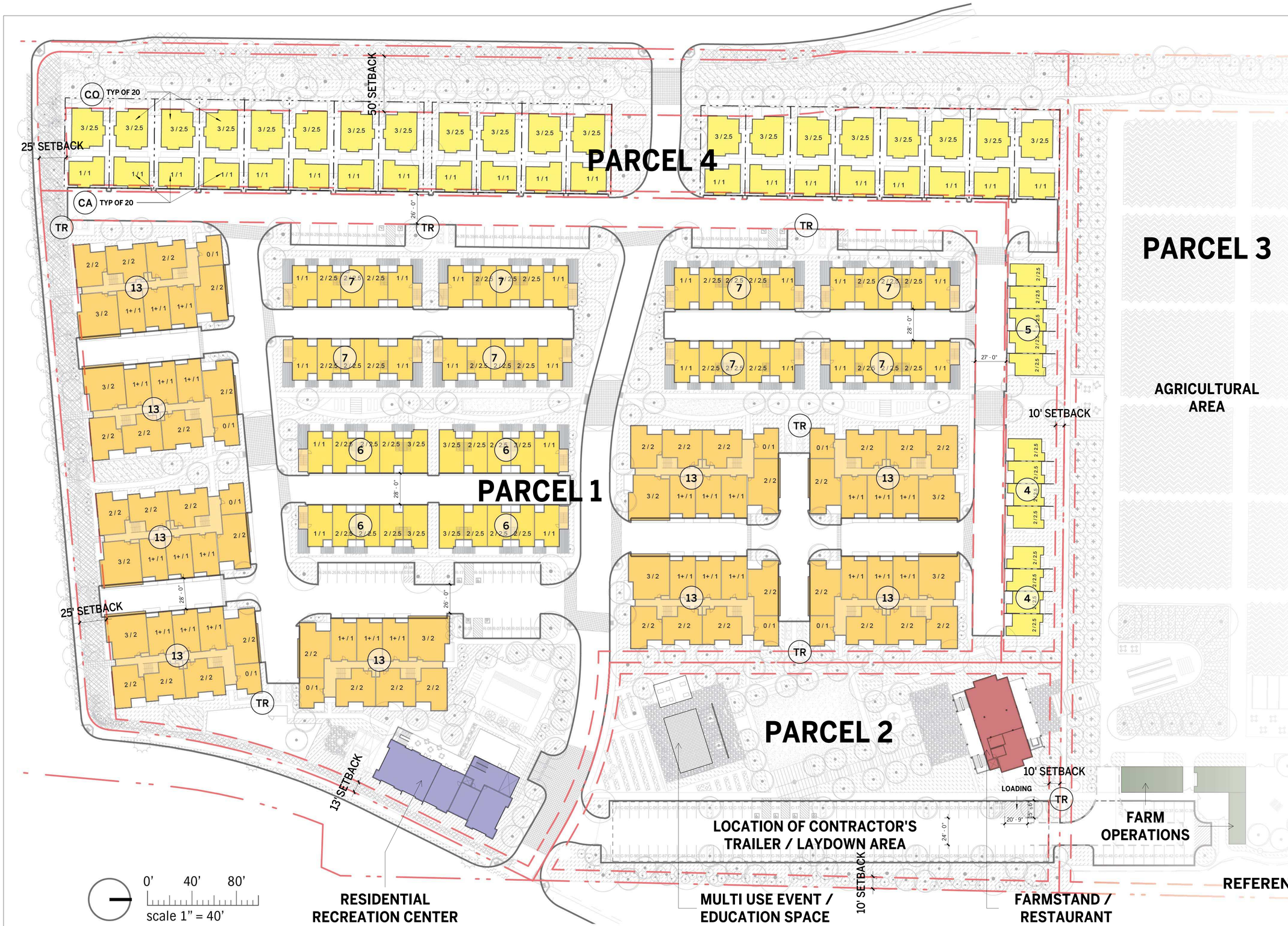
NOLEN COMMUNITIES

STARCK Architecture + Planning

SCHMIDT DESIGN GROUP

PASCO LARET SUITER & ASSOCIATES
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858-259-4812 | plsaengineering.com

steinberg hart



SITE PLAN LEGEND

APARTMENTS

- 13 13-PLEX FLATS
- 6 6-PLEX ROW UNITS
- 7 7-PLEX ROW UNITS
- TR TRASH ENCLOSURE

FOR SALE

- CO COTTAGE UNIT
- CA CARRIAGE UNIT
- 4 4-PLEX TOWN HOMES
- 5 5-PLEX TOWN HOMES

PARKING COUNT

- C-XX COMMERCIAL
- R-XX RESIDENTIAL
- M-XX MOTORCYCLE

A1.1.2

REFERENCE SITE PLAN - TOP FLOOR

PREPARED BY:

NOLEN COMMUNITIES

STARCK Architecture + Planning

SCHMIDT DESIGN GROUP

PASCO LARET SUITER & ASSOCIATES
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858-259-4812 | plsaengineering.com

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COMMON OPEN SPACE

22,000 SF
15,100 SF
3,780 SF
8,100 SF
9,600 SF
+ 25,300 SF
83,880 SF

A1.2

PUBLIC OPEN SPACE

PREPARED BY:

NOLEN COMMUNITIES

STARCK Architecture + Planning

SCHMIDT DESIGN GROUP

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ph 858.259.8212 | fx 858-259-4812 | plsaengineering.com

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Unit Mix							Floor Area						Parking Required						Parking Provided		
13-PLEX FLATS (RENTAL)																					
Key	Unit Type	Units/ Bldg.	Bldgs	Market	Affordable	Total	NRSF / Unit (1)	NRSF/Bldg	Balc. SF/Unit	Balc. SF/Bldg	Gar. SF / Unit	Gar. SF/Bldg	Market (2)		Affordable (3)		Blended		Garage Spaces	Surface	Total
													Ratio	Spaces	Ratio	Spaces	Ratio	Spaces			
13.SA	Studio	2	9	14	4	18	510	9,178	101	1,825	258	4,641	1.50	22	1.00	4	1.40	25	18		
13.1A	1 BR/1BA	3	9	22	5	27	769	20,755	100	2,707	241	6,507	2.00	43	1.00	5	1.80	49	27		
13.2A	2 BR/2BA	4	9	29	7	36	948	34,123	105	3,762	529	19,033	2.00	58	1.50	11	1.90	68	72		
13.2B	2 BR/2BA	2	9	14	4	18	869	15,641	102	1,836	418	7,524	2.00	29	1.50	5	1.90	34	36		
13.2C	2 BR/2BA	1	9	7	2	9	1,167	10,503	107	962	424	3,819	2.00	14	1.50	3	1.90	17	18		
13.3A	3 BR/2BA	1	9	7	2	9	1,343	12,087	133	1,199	424	3,819	2.50	18	2.00	4	2.40	22	18		
	Total	13	9	94	23	117		102,289		12,291		45,344	1.96	184	1.35	32	1.84	215	189	24	213
6-PLEX ROW (RENTAL)																					
Key	Unit Type	Units/ Bldg.	Bldgs	Market	Affordable	Total	NRSF / Unit	NRSF/Bldg	Balc. SF/Unit	Balc. SF/Bldg	Gar. SF / Unit	Gar. SF/Bldg	Market		Affordable		Blended		Garage Spaces	Surface	Total
													Ratio	Spaces	Ratio	Spaces	Ratio	Spaces			
6.1A	1 BR/1BA	1	4	3	1	4	864	3,456	146	583	280	1,119	2.00	6	1.00	1	1.80	7	4		
6.1B	1 BR/1.5 BA	1	4	3	1	4	675	2,700	102	406	241	964	2.00	6	1.00	1	1.80	7	4		
6.2A	2 BR/2.5 BA	3	4	10	2	12	1,272	15,260	263	3,158	435	5,225	2.00	19	1.50	4	1.90	23	24		
6.3A	3 BR/2.5 BA	1	4	3	1	4	1,399	5,595	223	890	451	1,802	2.50	8	2.00	2	0.00	10	8		
	Total	6	4	19	5	24		27,010		5,037		9,110	2.08	40	1.42	7	1.95	47	40	7	47
7-PLEX ROW (RENTAL)																					
Key	Unit Type	Units/ Bldg.	Bldgs	Market	Affordable	Total	NRSF / Unit	NRSF/Bldg	Balc. SF/Unit	Balc. SF/Bldg	Gar. SF / Unit	Gar. SF/Bldg	Market		Affordable		Blended		Garage Spaces	Surface	Total
													Ratio	Spaces	Ratio	Spaces	Ratio	Spaces			
7.1A	1 BR/1BA	2	8	13	3	16	675	10,799	102	1,624	241	3,854	2.00	26	1.00	3	1.80	29	16		
7.1B	1 BR/1.5 BA	1	8	6	2	8	864	6,912	146	1,166	280	2,238	2.00	13	2.00	3	2.00	16	8		
7.1C	1 BR/1.5 BA	1	8	6	2	8	870	6,960	134	1,072	280	2,238	2.00	13	1.00	2	1.80	14	8		
7.2A	2 BR/2.5 BA	3	8	19	5	24	1,272	30,519	263	6,316	435	10,449	2.00	38	1.50	7	1.90	46	48		
	Total	7	8	45	11	56		55,190		10,178		18,779	2.00	90	1.36	15	1.87	105	80	20	100
RENTAL SUMMARY																					
	Unit Type			Market	Affordable	Total	Avg. NRSF	NRSF/Bldg	Avg. Balc.	Balc. SF/Bldg	Gar. SF / Unit	Gar. SF/Bldg	Market		Affordable		Blended		Garage Spaces	Surface	Total
													Ratio	Spaces	Ratio	Spaces	Ratio	Spaces			
	Studio			14	4	18		9,178		1,825		4,641	1.50	22	1.00	4	1.40	25	18		
	1 BR			54	13	67		51,581		7,558		16,920	2.00	107	1.00	13	1.80	121	67		
	2 BR			79	20	99		106,047		16,034		46,050	2.00	158	1.50	30	1.90	188	198		
	3 BR			10	3	13		17,682		2,089		5,621	2.50	26	2.00	5	2.40	31	26		
	Total			158	39	197	936	184,489	140	27,506	372	73,233		313		52	1.85	365	309	51	360
FOR SALE																					
Key	Unit Type	Units/ Bldg.	Bldgs	Market	Affordable	Total	NSF/Unit	NSF	Balc. SF/Unit	Balc. SF	Gar. SF / Unit	Gar. SF/Bldg	Market		Affordable		Blended		Garage Spaces	Surface	Total
													Ratio	Spaces	Ratio	Spaces	Ratio	Spaces			
CAR.1A	1 BR Carriage	1	20	20	0	20	709	14,180	291	5,820	267	5,340	2.00	40	1.00	0	2.00	40	20		
COT.1A	3 BR Cottage	1	20	20	0	20	1,604	32,080	637	12,740	428	8,560	2.50	50	2.00	0	2.50	50	40		
	4 PLEX																				
4.2A	2 BR/2.5 BA	1	2	2	0	2	1,075	2,150	276	552	386	772	2.00	4	1.50	0	2.00	4	4		
4.2B	2 BR/2.5 BA	2	2	4	0	4	1,087	4,348	256	1,024	386	1,544	2.00	8	1.50	0	2.00	8	8		
4.2C	2 BR/2.5 BA (ADA)	1	2	2	0	2	1,125	2,250	254	508	394	788	2.00	4	1.50	0	2.00	4	4		
	5 PLEX																				
5.2A	2 BR/2.5 BA	3	1	3	0	3	1,075	3,225	276	828	386	1,158	2.00	6	1.50	0	2.00	6	6		
5.2B	2 BR/2.5 BA	2	1	2	0	2	1,087	2,174	256	512	386	772	2.00	4	1.50	0	2.00	4	4		
5.2C	2 BR/2.5 BA (ADA)	0	0	0	0	0	-	-	-	-	-	-	2.00	0	1.50	0	2.00	0	0		
	Total		48	53	0	53	1,140	60,407	415	21,984	357	18,934	2.19	116		0	2.19	116	86	30	116
OTHER FACILITIES(5)																					
	FacilityType								*GSF*												*Total*
	Restaurant								3,942												
	Farmstand								3,213												
	Agricultural Buildings								2,762												
	Multi-use Event / Education Space								2,160												
	Resident Recreation Center								11,308												
	Total								23,386								75			85	85
SUMMARY																					
	FacilityType			*Market*	*Affordable*	*Total*	*Avg. SF*	*NRSF*	*GSF*	*Balc. SF*			*Ratio*	*Spaces*					*Garage*	*Surface*	*Total*
	For Rent			*158*	*39*	197		184,489		27,506			1.85	365					309	51	
	For Sale			53	0	53		60,407		21,984			2.19	116					86	30	
	Other Facilities							-	23,386	-				0					0	85	
	Total					250		244,896	23,386	49,490				481					395	166	561
	Accessible Parking												4%	23					18	7	25
	Motorcycle Parking <100 Non-Residential Parking Spaces(4)												4	4					0	6	6
	Bicycle Parking <6,000 SF Restaurant(4)												2	2						2	2
	Loading Space <10,000 SF Commercial(4)												1	1						1	1

PROJECT INFO

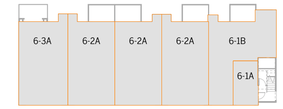
Lot Area	858,562 SF
Lot Coverage	21%
Floor Area Ratio	N/A
Building Area	
Existing Structures	609,840 SF
Structures Demolished	609,840 SF
Total Proposed (New)	410,804 SF

Occupancy	
Residential Units	R-2 / R-3
Supporting Facilities	B / A-2
Construction Type	V-A / V-B
Open Space Provided	
Private Open Space	49,490 SF
Common Open Space	83,880 SF

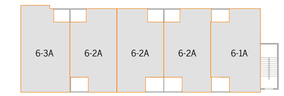
Notes

(1) NRSF excludes garages, common stairs and building circulation, patios and balconies.
(2) Per Encinitas Municipal Code Chapter 30.54
(3) Per City of Encinitas Ordinance 2019-04
(4) Per Encinitas Municipal Code Table 30.54.030 Schedule of Required Off-Street Parking
(5) GSF includes support functions not accessible to the public

FOR RENT



6-PLEX LOWER LEVEL KEY 1
SCALE: 1/32"=1'0"



6-PLEX UPPER LEVEL KEY 2
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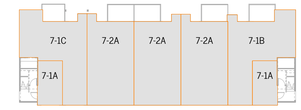

7-PLEX LOWER LEVEL KEY 3
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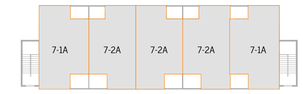
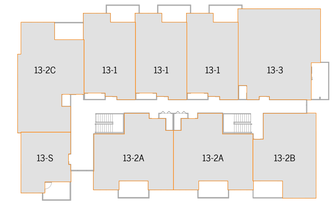


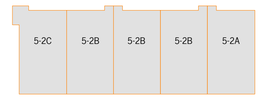
7-PLEX UPPER LEVEL KEY 4
SCALE: 1/32"=1'0"

13-PLEX LOWER LEVEL KEY 5
SCALE: 1/32"=1'0"



13-PLEX UPPER LEVEL KEY 6
SCALE: 1/32"=1'0"

FOR SALE



5-PLEX LOWER LEVEL KEY 7
SCALE: 1/32"=1'0"

5-PLEX UPPER LEVEL KEY 8
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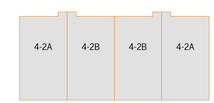

4-PLEX LOWER LEVEL KEY 9
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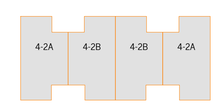

4-PLEX UPPER LEVEL KEY 10
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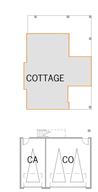
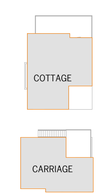


C/C LOWER LEVEL KEY 11
SCALE: 1/32"=1'0"



C/C UPPER LEVEL KEY 12
SCALE: 1/32"=1'0"

A1.3

DEVELOPMENT SUMMARY

PREPARED BY:

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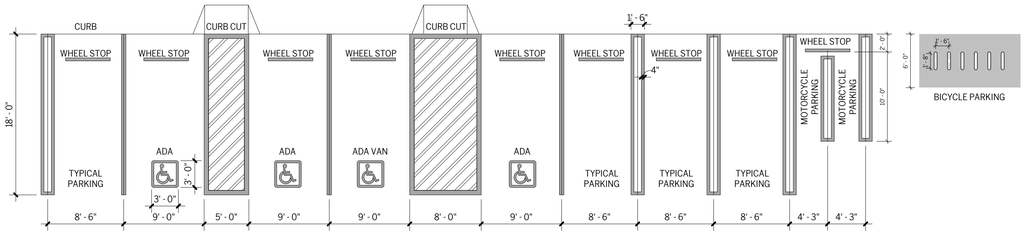
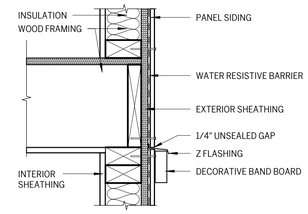
steinberg hart



TYPICAL, ACCESSIBLE, MOTORCYCLE, & BICYCLE PARKING 1

SCALE: 1/8"=1'0"



TYP. EXTERIOR WALL 2

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

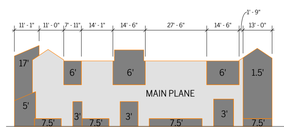
COMMERCIAL/MULTIFAM STREET NUMBERS 3

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

APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS.

SINGLE FAMILY HOUSING STREET NUMBERS 4

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

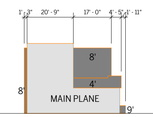


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	1983sf	0
1.5'	381sf	571.5
3'	244sf	732
5'	123sf	615
6'	458sf	2748
7.5'	212sf	1590
17'	176sf	2992
Total Offset Area	**1594sf**	**9248.5**
Total Area	**3575sf**	

6-PLEX MAIN FACADE

1594 sf / 3575sf = Percent Offset **45%**

9248.5cf / 1594 sf = Average Offset **5.80'**

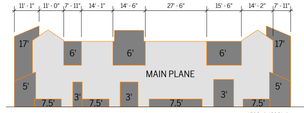


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	887sf	0
4'	101sf	404
8'	264sf	2112
9'	9sf	81
Total Offset Area	**374sf**	**2597**
Total Area	**1261sf**	

6-PLEX STREET SIDE FACADE

374sf / 1261 sf = Percent Offset **30%**

2597cf / 374 sf = Average Offset **6.94'**

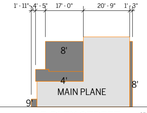


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	1983sf	0
3'	244sf	732
5'	255sf	1275
6'	469sf	3814
7.5'	209sf	1567.5
17'	349sf	5933
Total Offset Area	**1526sf**	**12321.5**
Total Area	**3861sf**	

7-PLEX MAIN FACADE

1526 sf / 3861sf = Percent Offset **40%**

12321.5cf / 1526 sf = Average Offset **8.07'**

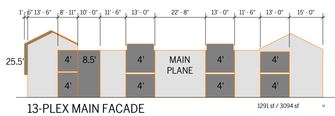


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	887sf	0
4'	101sf	404
8'	264sf	2112
9'	9sf	81
Total Offset Area	**374sf**	**2597**
Total Area	**1261sf**	

7-PLEX STREET SIDE FACADE

374sf / 1261 sf = Percent Offset **30%**

2597cf / 374 sf = Average Offset **6.94'**



OFFSET	SF	Weighted Offset = Offset x Area
MAIN	1803sf	0
4'	1039sf	4156
8.5'	211sf	1793.5
25.5'	41sf	1045.5
Total Offset Area	**1291sf**	**6995**
Total Area	**3094sf**	

13-PLEX MAIN FACADE

1291 sf / 3094 sf = Percent Offset **42%**

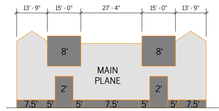
6995cf / 1291 sf = Average Offset **5.42'**

OFFSET	SF	Weighted Offset = Offset x Area
MAIN	1223sf	0
1.5'	459sf	688.5
13.5'	49sf	661.5
28'	9sf	2520
Total Offset Area	**598sf**	**3870**
Total Area	**1821sf**	

13-PLEX STREET SIDE FACADE

598 sf / 1821 sf = Percent Offset **33%**

3870cf / 598 sf = Average Offset **6.47'**

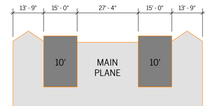


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	1764sf	0
2'	223sf	446
5'	70sf	350
7.5'	171sf	1282.5
8'	406sf	3248
Total Offset Area	**870sf**	**5326.5**
Total Area	**2634sf**	

4-PLEX MAIN FACADE

870 sf / 2634 sf = Percent Offset **33%**

5326.5cf / 870 sf = Average Offset **6.12'**

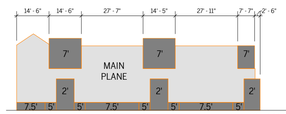


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	1964sf	0
10'	686sf	6860
Total Offset Area	**686sf**	**6860**
Total Area	**2650sf**	

4-PLEX STREET SIDE FACADE

686 sf / 2650 sf = Percent Offset **26%**

6860cf / 686 sf = Average Offset **10'**

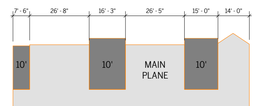


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	2151sf	0
2'	327sf	654
5'	88sf	440
7'	469sf	3283
7.5'	213sf	1597.5
Total Offset Area	**1097sf**	**5974.5**
Total Area	**3248sf**	

5-PLEX MAIN FACADE

1097 sf / 3248 sf = Percent Offset **34%**

5974.5cf / 1097 sf = Average Offset **5.45'**

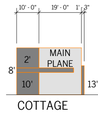


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	2367sf	0
10'	860sf	8600
Total Offset Area	**860sf**	**8600**
Total Area	**3227sf**	

5-PLEX STREET SIDE FACADE

860 sf / 3227 sf = Percent Offset **27%**

8600cf / 860 sf = Average Offset **10'**

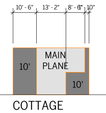


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	368sf	0
2'	90sf	180
8'	51sf	408
10'	100sf	1000
13'	16sf	208
Total Offset Area	**257sf**	**1796**
Total Area	**625sf**	

COTTAGE MAIN FACADE

257 sf / 625 sf = Percent Offset **41%**

1796cf / 257 sf = Average Offset **6.99'**

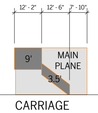


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	370sf	0
10'	344sf	3440
Total Offset Area	**344sf**	**3440**
Total Area	**714sf**	

COTTAGE STREET FACADE

344 sf / 714 sf = Percent Offset **48%**

3440cf / 344 sf = Average Offset **10'**

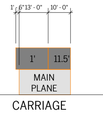


OFFSET	SF	Weighted Offset = Offset x Area
MAIN	497sf	0
3.5'	63sf	220.5
9'	118sf	1062
Total Offset Area	**181sf**	**1282.5**
Total Area	**678sf**	

CARRIAGE MAIN FACADE

181 sf / 678 sf = Percent Offset **27%**

1282.5cf / 181 sf = Average Offset **7.09'**



OFFSET	SF	Weighted Offset = Offset x Area
MAIN	262sf	0
1'	140sf	140
11.5'	97sf	1115.5
Total Offset Area	**237sf**	**1255.5**
Total Area	**498sf**	

CARRIAGE STREET FACADE

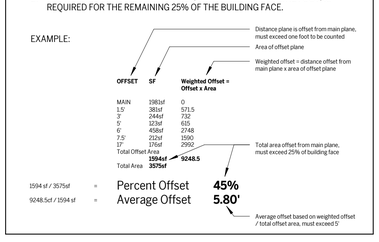
237 sf / 498 sf = Percent Offset **48%**

1255.5cf / 237 sf = Average Offset **5.30'**

FAÇADE WALL PLANE REQUIREMENTS:
ARTICULATION OF THE WALL PLANE SHALL BE REQUIRED FOR ALL FRONT ELEVATIONS, AND FOR ALL SIDE AND REAR ELEVATIONS VISIBLE FROM A PUBLIC RIGHT-OF-WAY:

A. NO MORE THAN 75% OF A BUILDING FAÇADE SHALL BE ON A SINGLE PLANE;
B. AN AVERAGE OF A FIVE-FOOT OFFSET, WITH A MINIMUM OF ONE FOOT, IS REQUIRED FOR THE REMAINING 25% OF THE BUILDING FACE.

EXAMPLE:



GENERAL NOTES

AUTOMATIC FIRE SPRINKLER SYSTEM: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department.

CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Encinitas Fire Department.

FIRE ALARM SYSTEM: A California State Fire Marshal listed fire alarm system is required and shall be designed and installed per NFPA 72, California Fire Code and Encinitas Fire Department requirements.

SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Encinitas Fire Department requirements.

SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Encinitas Fire Department requirements.

SDWD SM 01. PER CALIFORNIA WATER CODE SECTION 537 ET SEQ., ALL NEWLY CONSTRUCTED MULTI-UNIT RESIDENTIAL STRUCTURES OR NEWLY CONSTRUCTED MIXED-USE RESIDENTIAL AND COMMERCIAL STRUCTURES, FOR WHICH AN APPLICATION FOR ONE OR MORE WATER SERVICE CONNECTIONS IS SUBMITTED AFTER JANUARY 1, 2018, SHALL MEASURE THE QUANTITY OF WATER SUPPLIED TO EACH INDIVIDUAL UNIT, UNLESS EXEMPT UNDER THE APPLICABLE LAW. THE MEASUREMENT MAY BE INDIVIDUAL METERS OR SUB METERS.

A1.4

GENERAL NOTES

PREPARED BY:

NOLEN COMMUNITIES

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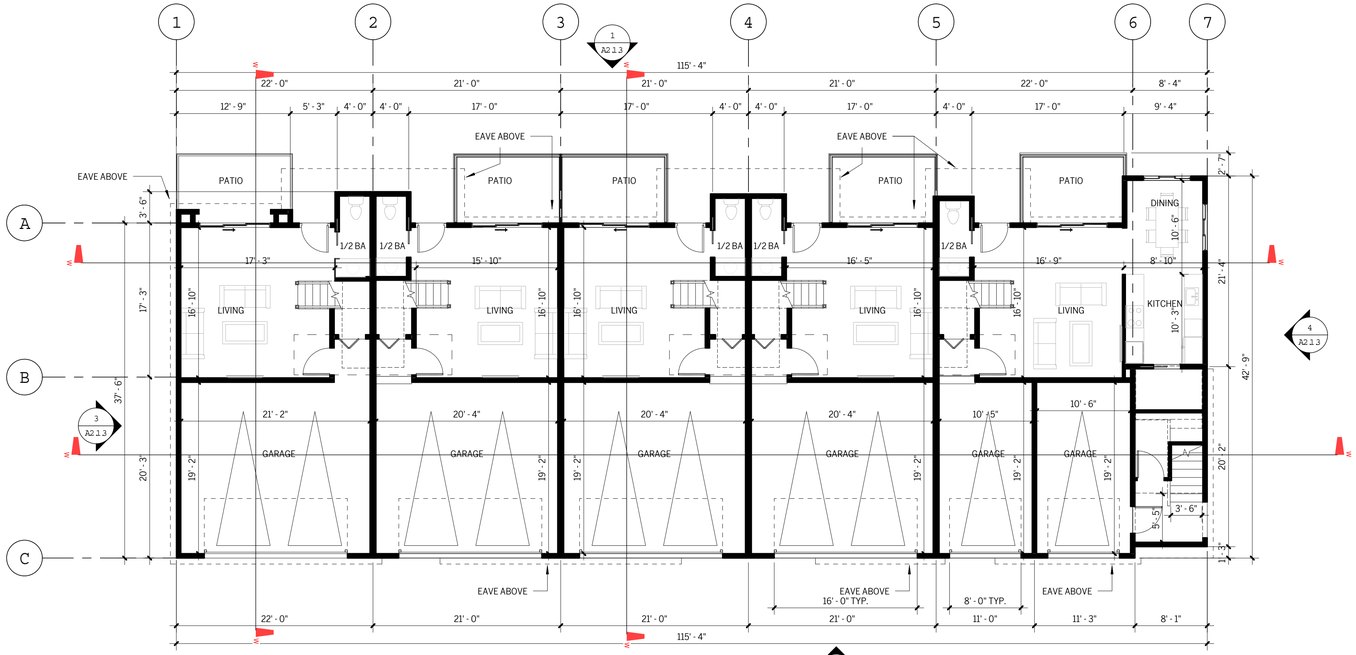
steinberg hart

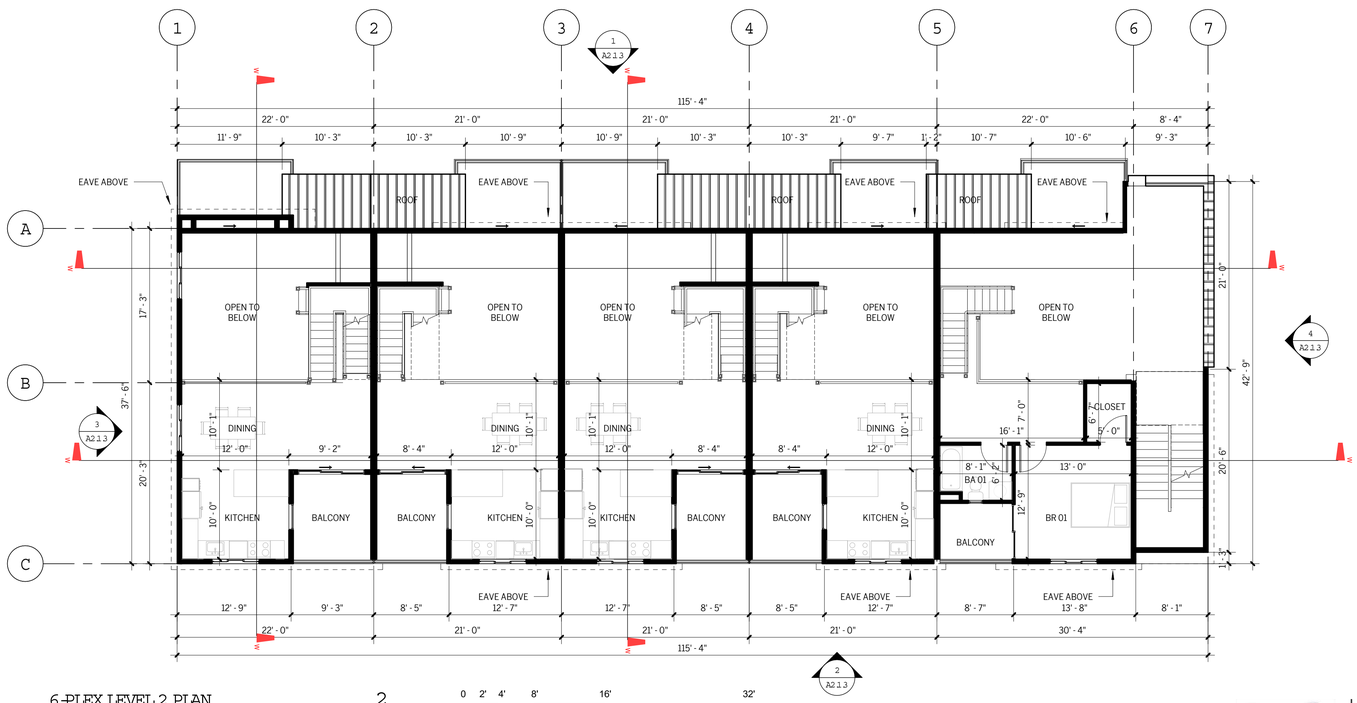


6-PLEX LEVEL 1 PLAN 1

SCALE: 1/8"=1'0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"



6-PLEX LEVEL 2 PLAN 2

SCALE: 1/8"=1'0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

VARIES SEE SITE PLAN

N

A2.1.1

6-PLEX FIRST & SECOND FLOOR PLANS

PREPARED BY:

NOLEN COMMUNITIES

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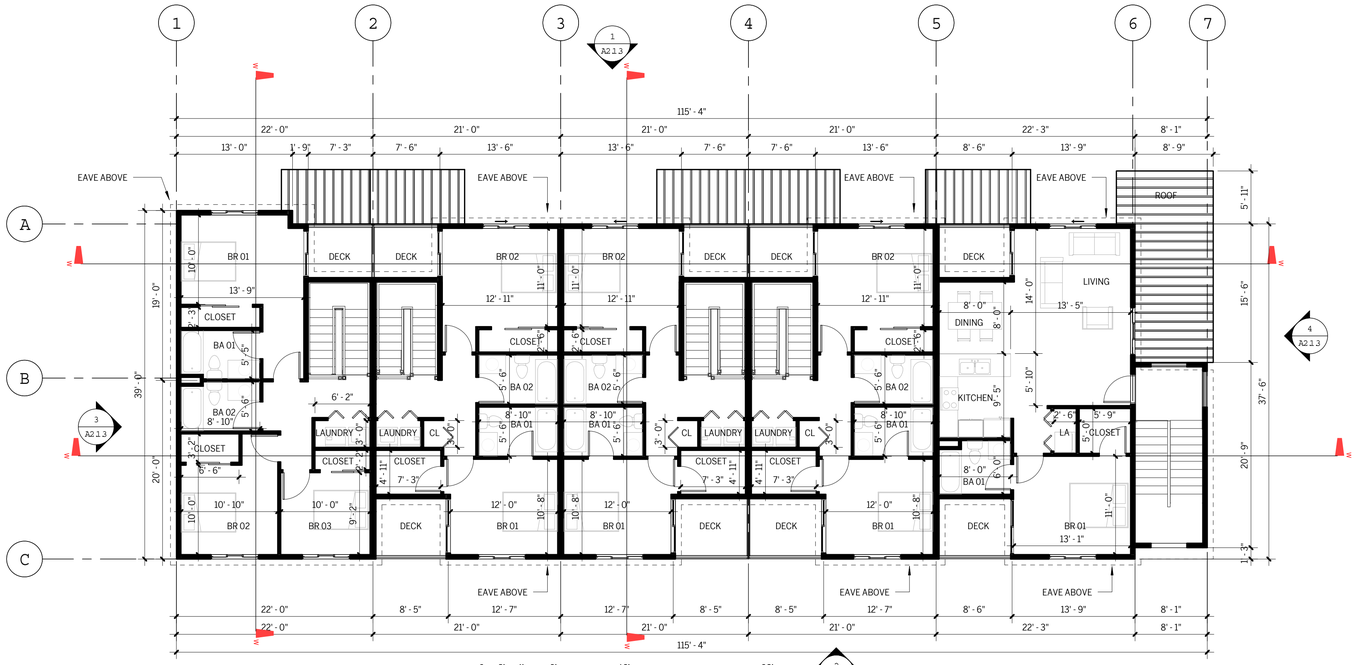
steinberg hart



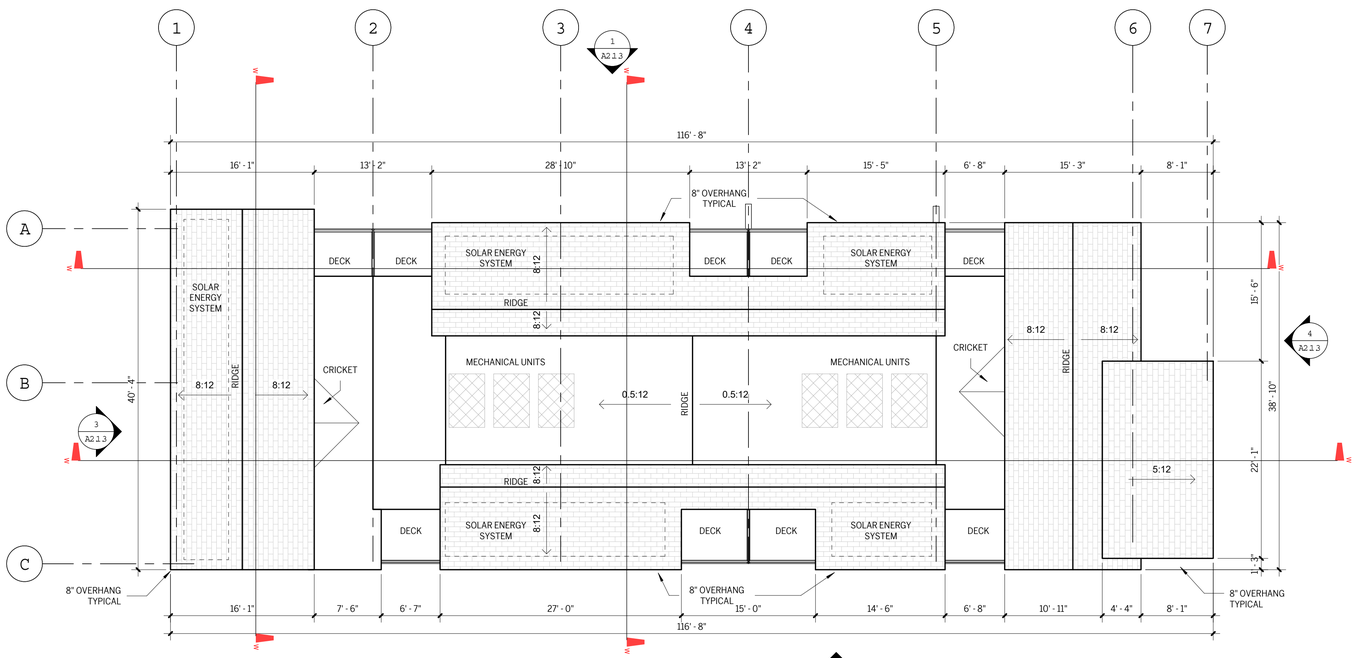
6PLEX LEVEL 3 PLAN

SCALE: 1/8" = 1'-0"

1

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"



6PLEX ROOF PLAN

SCALE: 1/8" = 1'-0"

2

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

VARIES SEE SITE PLAN

N

A2.1.2

6-PLEX THIRD FLOOR & ROOF PLANS

PREPARED BY:

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6PLEX ELEVATION A

1

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

6PLEX ELEVATION B

3

SCALE: 1/8" = 1'-0"

6PLEX ELEVATION C

2

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

6PLEX ELEVATION D

4

SCALE: 1/8" = 1'-0"

KEY NOTES

1	ASPHALT SHINGLE ROOF - CHARCOAL
2	STANDING SEAM METAL ROOF - SLATE GREY
3	FIBER CEMENT SIDING - BOARD & BATTEN - WHITE
4	FIBER CEMENT SIDING - HORIZONTAL LAP - WHITE
5	PAINTED WOOD FASCIA - CHARCOAL / WHITE
6	ALUMINUM WINDOW / PATIO DOOR - BLACK
7	WOOD ENTRY DOOR - NATURAL STAIN
8	WOOD GARAGE DOOR - NATURAL STAIN
9	METAL GUADRAIL - BLACK W/ WOOD CAP RAIL
10	DECORATIVE GOOSENECK LIGHT FIXTURE

SEE COLOR AND MATERIALS BOARD FOR ADDL. INFO.

A2.1.3

6-PLEX ELEVATIONS

PREPARED BY:

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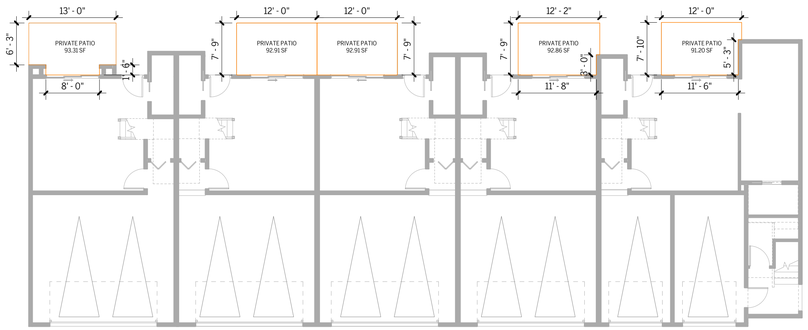
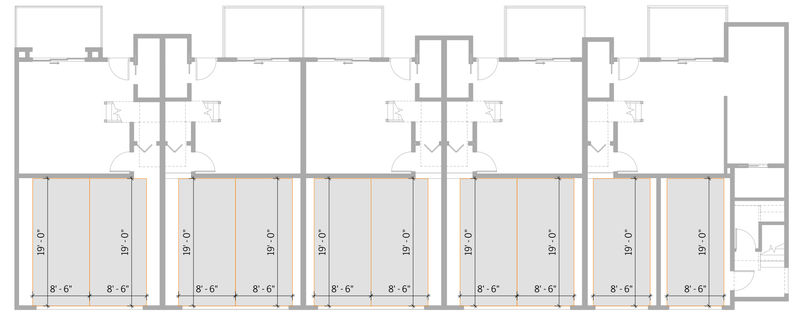


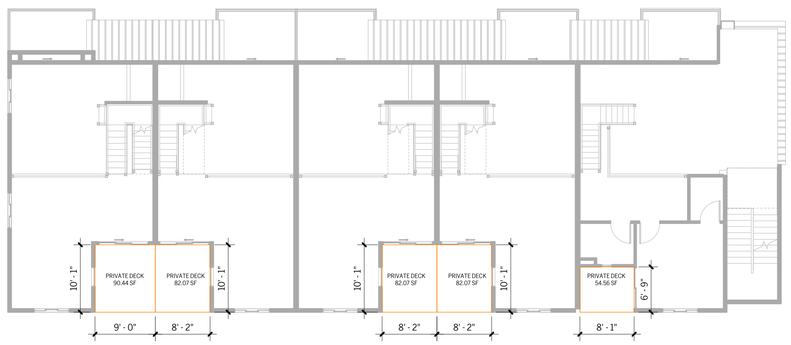
6-PLEX - OPEN SPACE LEVEL 1 1

SCALE: 3/32" = 1'-0"



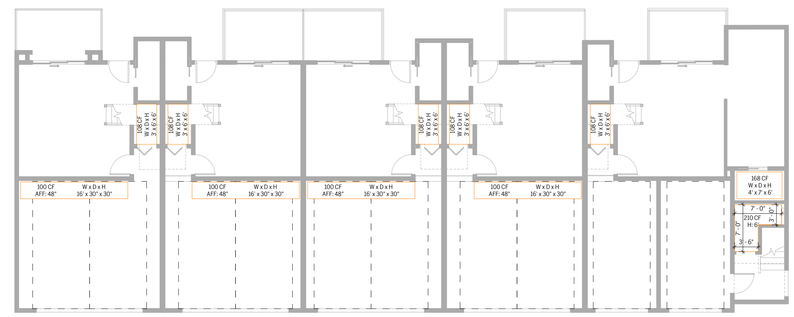
6-PLEX - PARKING DIAGRAM 4

SCALE: 3/32" = 1'-0"



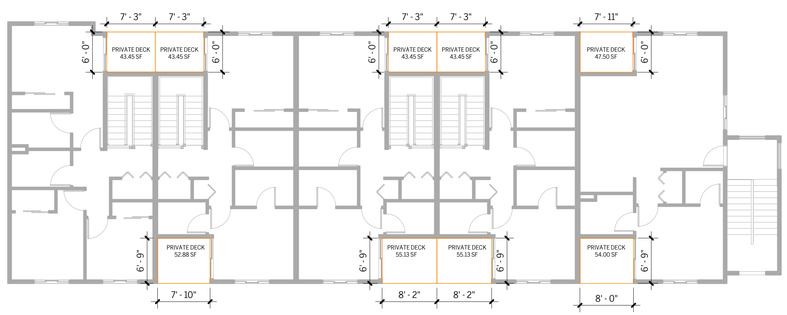
6-PLEX - OPEN SPACE LEVEL 2 2

SCALE: 3/32" = 1'-0"



6-PLEX - STORAGE DIAGRAM 5

SCALE: 3/32" = 1'-0"



6-PLEX - OPEN SPACE LEVEL 3 3

SCALE: 3/32" = 1'-0"

A2.1.4

6-PLEX PRIVATE OPEN SPACE, PARKING & STORAGE EXHIBTS

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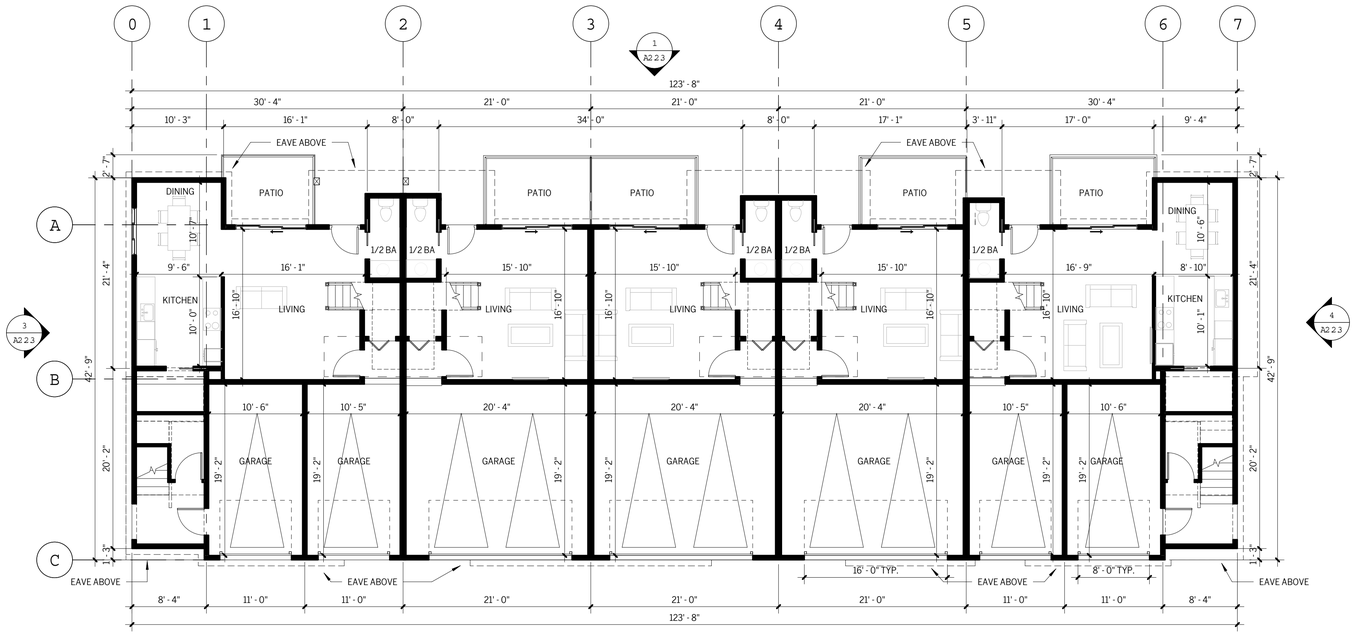
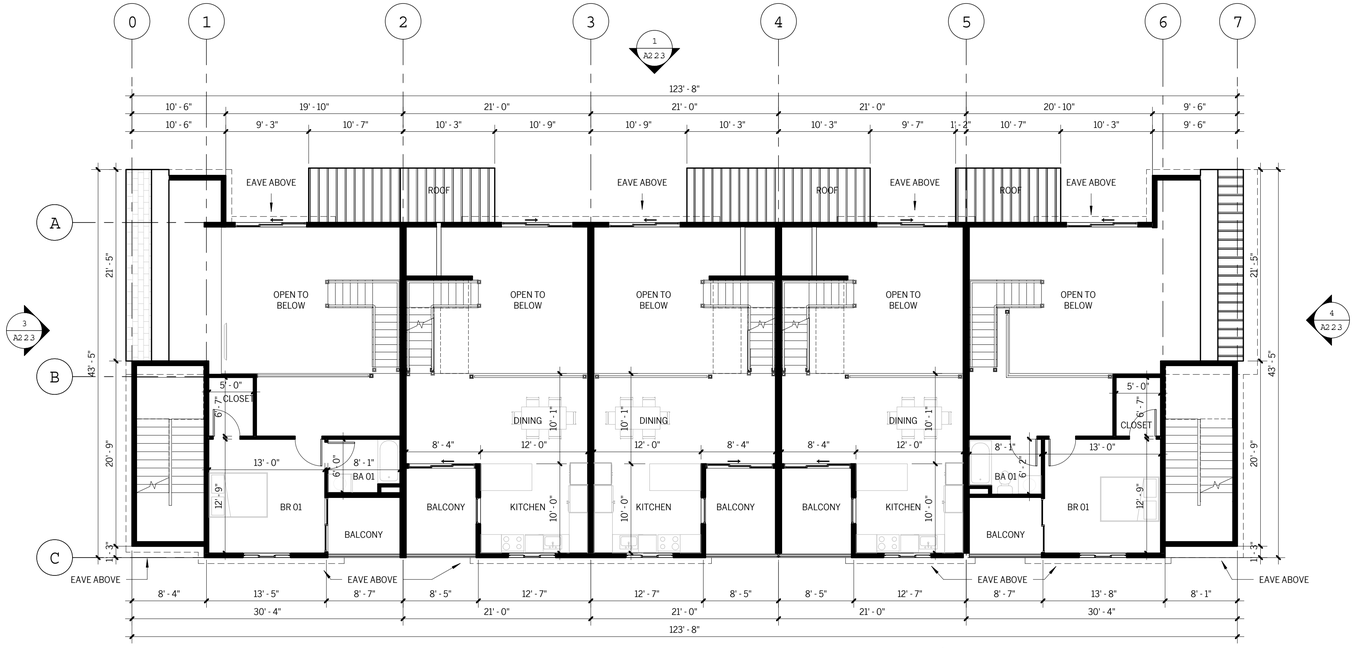


7PLEX LEVEL 1 PLAN 1

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"



7PLEX LEVEL 2 PLAN 2

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

VARIES SEE SITE PLAN

N

A2.2.1

7-PLEX FIRST & SECOND FLOOR PLANS

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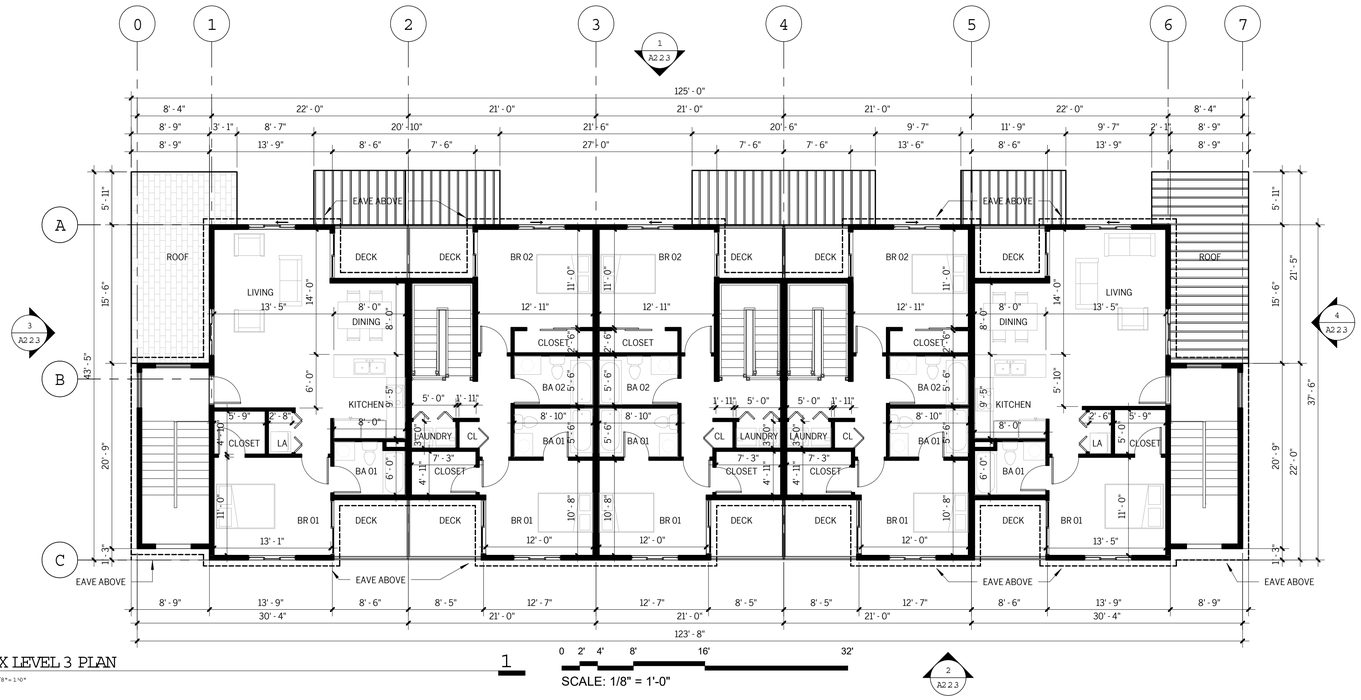
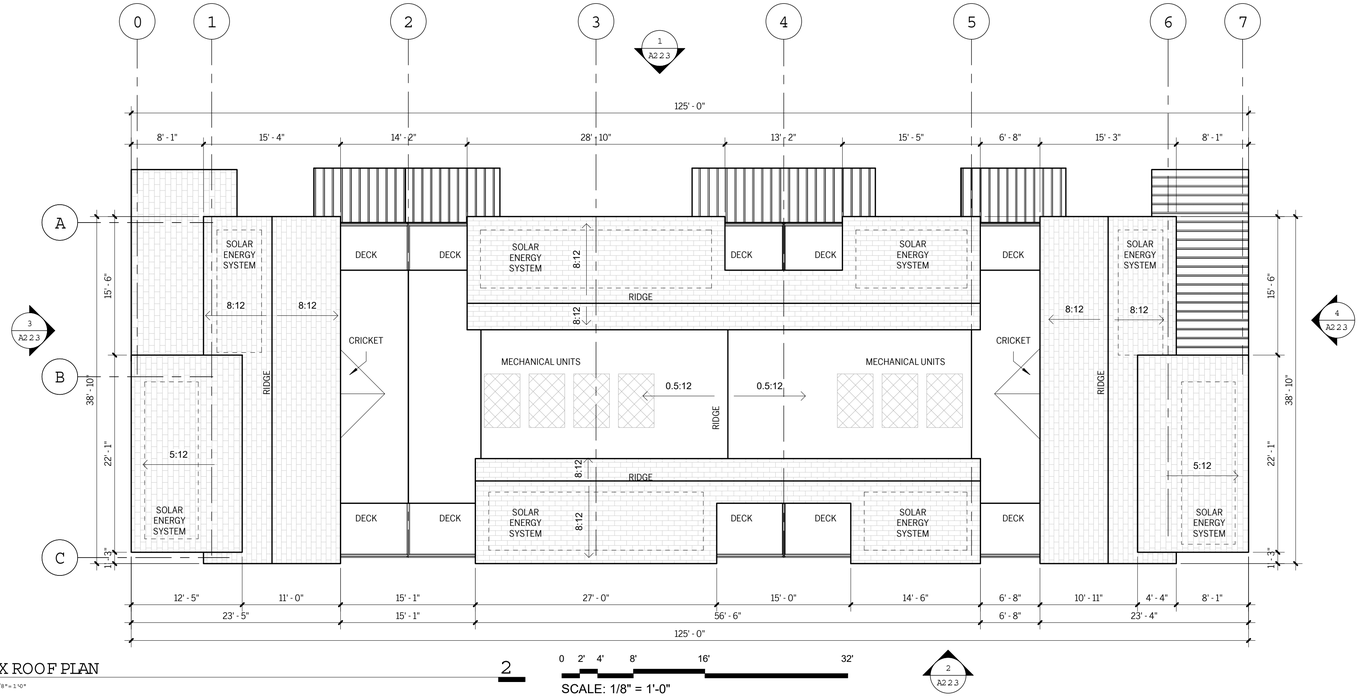


7PLEX LEVEL 3 PLAN

SCALE: 1/8"=1'-0"



7PLEX ROOF PLAN

SCALE: 1/8"=1'-0"

VARIES SEE SITE PLAN

A2.2.2

7-PLEX THIRD FLOOR & ROOF PLANS

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7PLEX ELEVATION A 1

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

7PLEX ELEVATION B 3

SCALE: 1/8" = 1'-0"

7PLEX ELEVATION C 2

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

7PLEX ELEVATION D 4

SCALE: 1/8" = 1'-0"

KEY NOTES

1	ASPHALT SHINGLE ROOF - CHARCOAL
2	STANDING SEAM METAL ROOF - SLATE GREY
3	FIBER CEMENT SIDING - BOARD & BATTEN - WHITE
4	FIBER CEMENT SIDING - HORIZONTAL LAP - WHITE
5	PAINTED WOOD FASCIA - CHARCOAL / WHITE
6	ALUMINUM WINDOW / PATIO DOOR - BLACK
7	WOOD ENTRY DOOR - NATURAL STAIN
8	WOOD GARAGE DOOR - NATURAL STAIN
9	METAL GUADRAIL - BLACK W/ WOOD CAP RAIL
10	DECORATIVE GOOSENECK LIGHT FIXTURE

SEE COLOR AND MATERIALS BOARD FOR ADDL. INFO.

A2.2.3

7-PLEX ELEVATIONS

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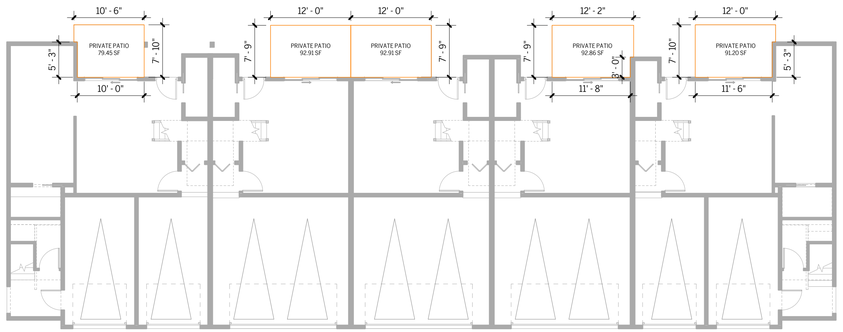
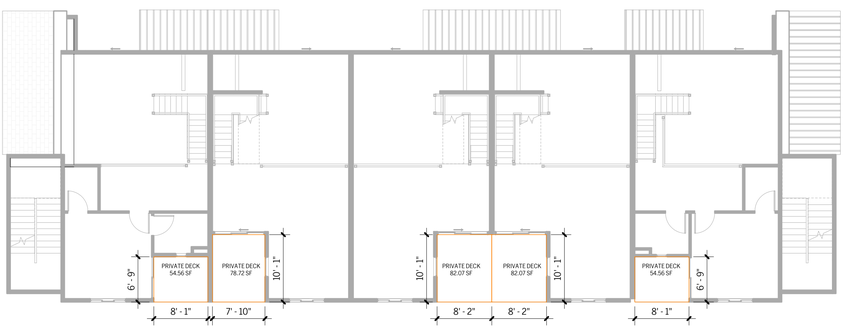


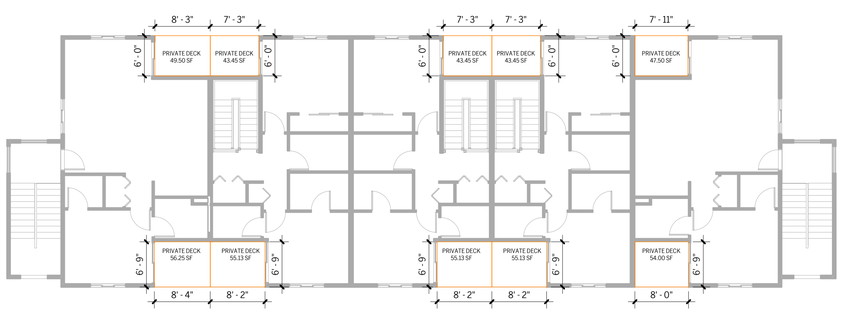
7-PLEX - OPEN SPACE LEVEL 1 **1**

SCALE: 3/32" = 1'-0"



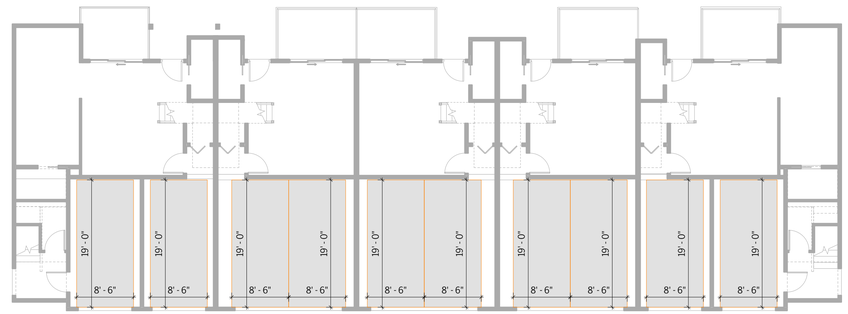
7-PLEX - OPEN SPACE LEVEL 2 **2**

SCALE: 3/32" = 1'-0"



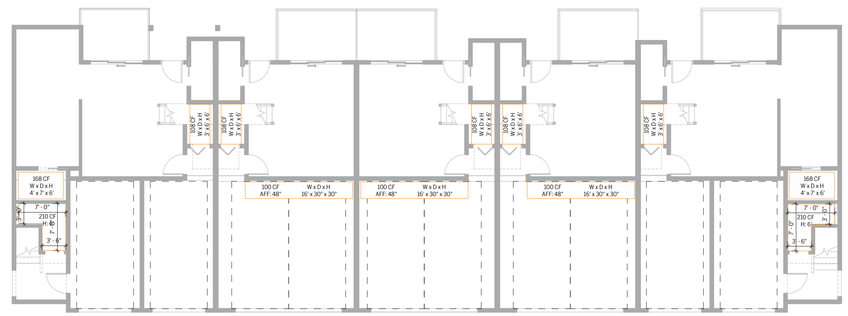
7-PLEX - OPEN SPACE LEVEL 3 **3**

SCALE: 3/32" = 1'-0"



7-PLEX - PARKING DIAGRAM **4**

SCALE: 3/32" = 1'-0"



7-PLEX - STORAGE DIAGRAM **5**

SCALE: 3/32" = 1'-0"

A2.2.4

7-PLEX PRIVATE OPEN SPACE, PARKING & STORAGE EXHIBTS

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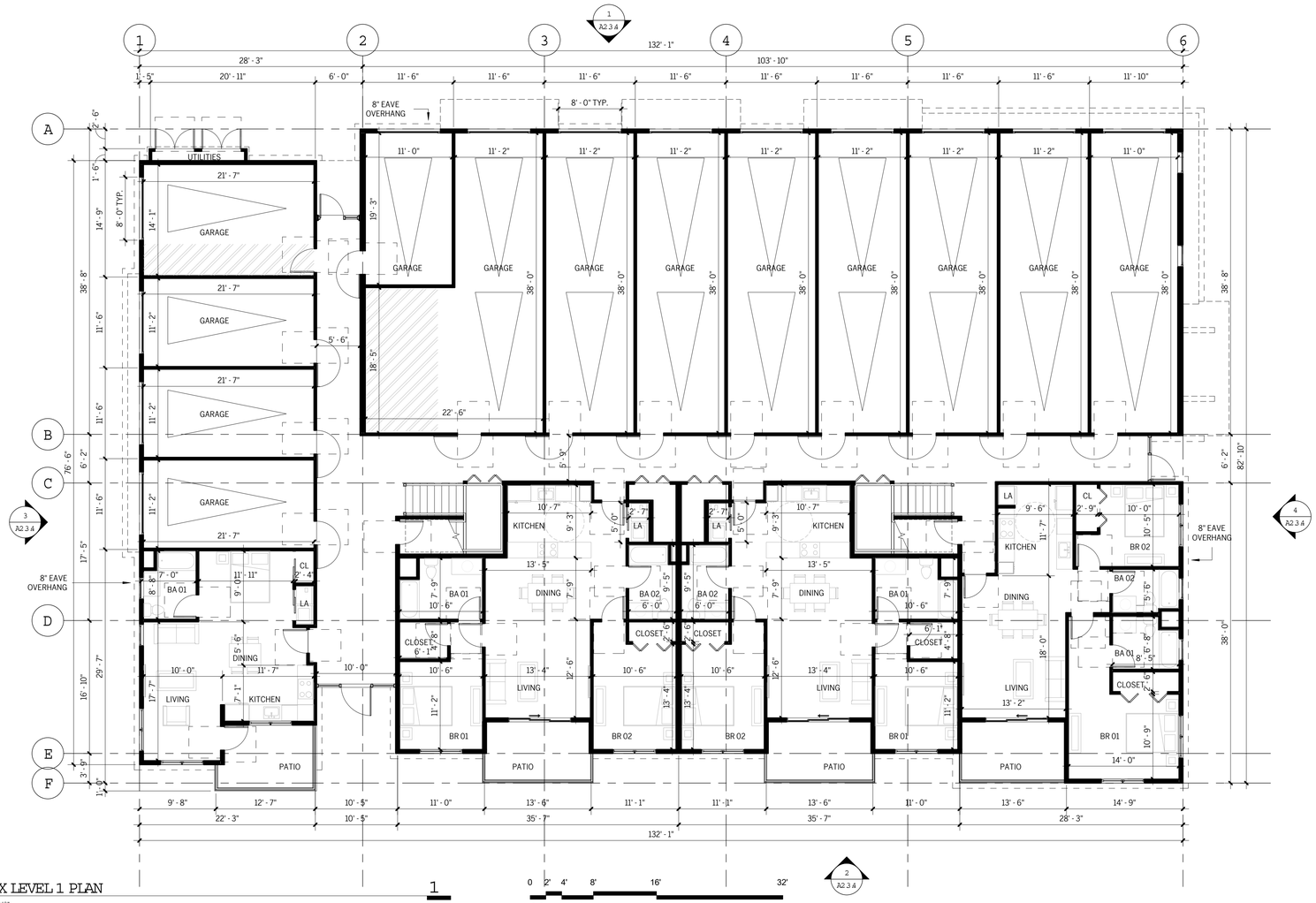

13-PLEX LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

VARIES SEE SITE PLAN

A2.3.1

13-PLEX FIRST FLOOR PLAN

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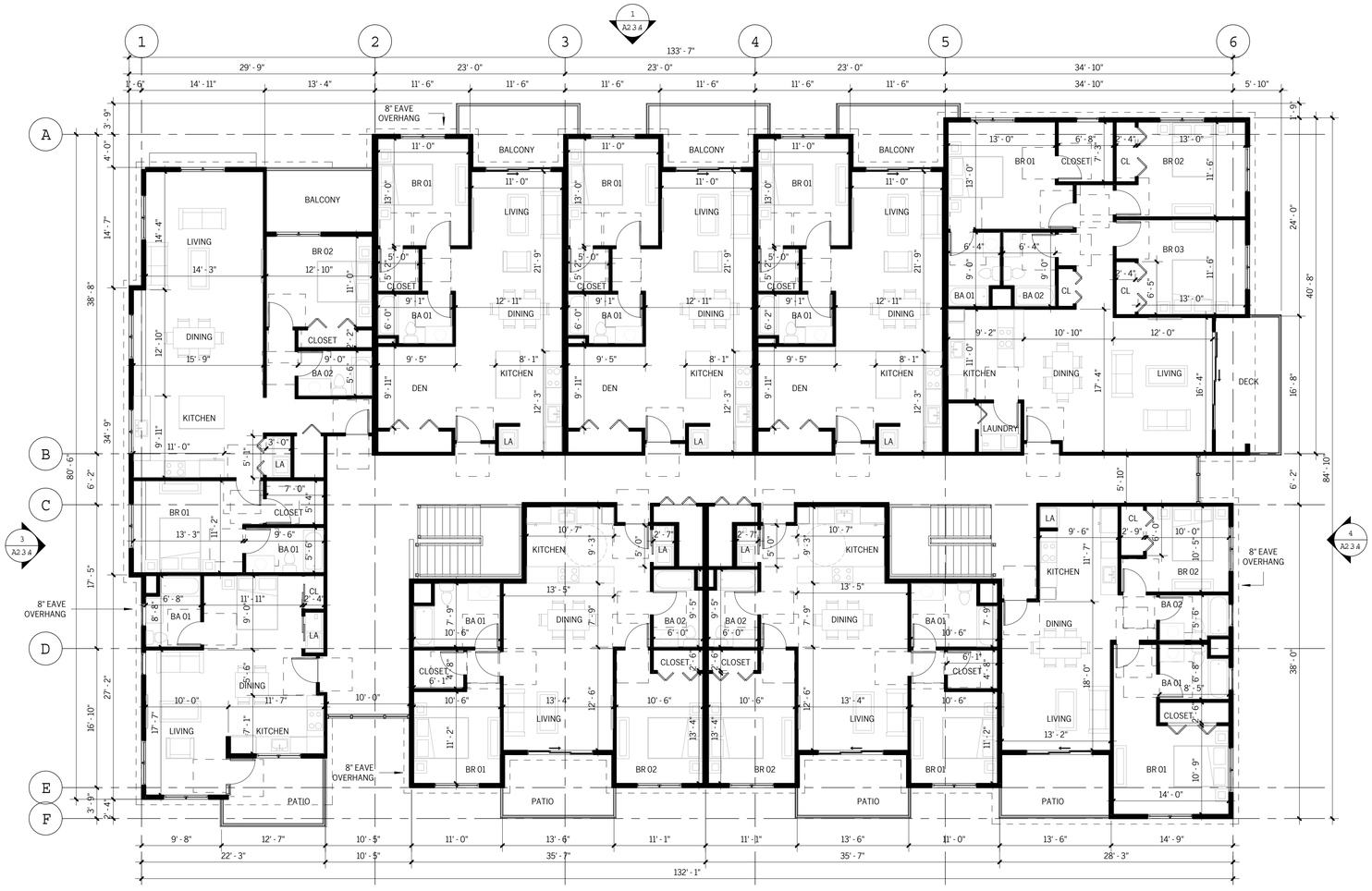

13PLEX LEVEL 2 PLAN 1

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

VARIES SEE SITE PLAN

N

A2.3.2

13-PLEX SECOND FLOOR PLAN

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