

PROJECT INDEX

SHEET NUMBER

- CS COVER/DATA SHEET
- 1. OF 2 BOUNDARY & TOPOGRAPHIC SURVEY EXHIBIT
- 2. OF 2 BOUNDARY & TOPOGRAPHIC SURVEY EXHIBIT
- 1. OF 3 SITE & CONCEPTUAL GRADING PLAN
- 2. OF 3 ADA PATH OF TRAVEL/SITE ACCESS
- 3. OF 3 SITE CROSS SECTIONS
- 4. UNIT FLOOR PLANS
- 5. FIRST FLOOR BUILDING PLAN
- 6. FIRST FLOOR EGRESS PLAN
- 7. SECOND FLOOR BUILDING PLAN
- 8. SECOND FLOOR EGRESS PLAN
- 9. ROOF PLAN
- 10. BUILDING SECTIONS
- 11. EXTERIOR ELEVATIONS
- 12. COLORED EXTERIOR ELEVATIONS
- E-1.0 SITE LIGHTING NOTES
- E-1.1 SITE LIGHTING PLAN
- E-1.2 PHOTOMETRIC SITE PLAN
- E-1.3 EGRESS PHOTOMETRIC SITE PLAN
- E-1.4 LIGHTING SPECIFICATIONS
- E-1.5 TITLE-24 LTO OUTDOOR FORMS
- L-01 LANDSCAPE CONCEPT PLAN
- L-02 LANDSCAPE LIGHTING CONCEPT PLAN

PROJECT ADDRESS

73255 COUNTRY CLUB DRIVE
PALM DESERT, CA 92260

CODE COMPLIANCE

THIS PROJECT TO COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE

ASSESSOR'S PARCEL NUMBER

622-370-014

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1A

THE SOUTHERLY 323.50 FEET OF THE WEST 7-1/2 ACRES OF THE WEST 1/4 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH RANGE 6 EAST, OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAN OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

PARCEL 2A

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS FOR CONSTRUCTION AND EMERGENCY ACCESS PURPOSES OVER THAT PORTION OF THE WEST 7-1/2 ACRES OF THE WEST 1/4 ACRES OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAN OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/8 CORNER OF SAID SECTION 8, SAID CORNER BEING ON THE CENTERLINE OF COUNTRY CLUB DRIVE, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE WEST 7-1/2 ACRES OF THE WEST 1/4 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8.

THENCE ALONG THE WEST LINE OF THE WEST 7-1/2 ACRES OF THE WEST 1/4 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, SOUTH 00° 07' 27" WEST 124.00 FEET.

THENCE SOUTH 89° 49' 33" EAST 33.88 FEET TO THE EAST LINE OF THAT CERTAIN EASEMENT TO THE CITY OF PALM DESERT FOR PUBLIC ROADWAY PURPOSES DESCRIBED IN DOCUMENT NO. 2003-461172 RECORDED JUNE 23, 2003, RECORDS OF SAID COUNTY OF RIVERSIDE, AND TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 00° 13' 14" EAST 574.45 FEET TO A LINE PARALLEL WITH AND 323.50 FEET NORTHERLY OF THE SOUTH LINE OF THE WEST 7-1/2 ACRES OF THE WEST 1/4 ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 8.

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 41' 04" WEST 24.00 FEET.

THENCE SOUTH 00° 13' 14" WEST 851.65 FEET.

THENCE NORTH 89° 49' 33" WEST 34 FEET TO THE EAST LINE OF SAID CERTAIN EASEMENT TO THE CITY OF PALM DESERT PER DOCUMENT NO. 2003-461172 AND TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 187.50 FEET, A RADIAL LINE THROUGH A CENTRAL ANGLE OF 08° 42' 25".

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00° 10' 22" EAST 15.62 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL PLAN DESIGNATION

(P) PUBLIC

ZONING DESIGNATION

'PUBLIC INSTITUTIONS' (P) ZONING DISTRICT

PROPOSED LAND USE

MULTI-FAMILY RESIDENTIAL

TOTAL NET SITE AREA

79,964 SQ. FT. (1.84 ACRES)

TOTAL BUILDING AREA

FIRST FLOOR: 19,947 SQ. FT. SECOND FLOOR: 19,506 SQ. FT.
FLOOR AREA RATIO: .249

TOTAL NUMBER OF DWELLING UNITS

DWELLING UNITS:	40	TOTAL DWELLING UNITS:	40
ONE-BEDROOM UNITS:	20	ADA DWELLING UNITS:	40 x (5%) = (2) REQUIRED
TWO-BEDROOM UNITS:	10		
THREE-BEDROOM UNITS:	10		

PARKING RATIOS

1.0 SPACES / UNIT
PARKING REQUIRED: (40) UNITS x 1.0 = (40) SPACES

TOTAL PARKING AREAS

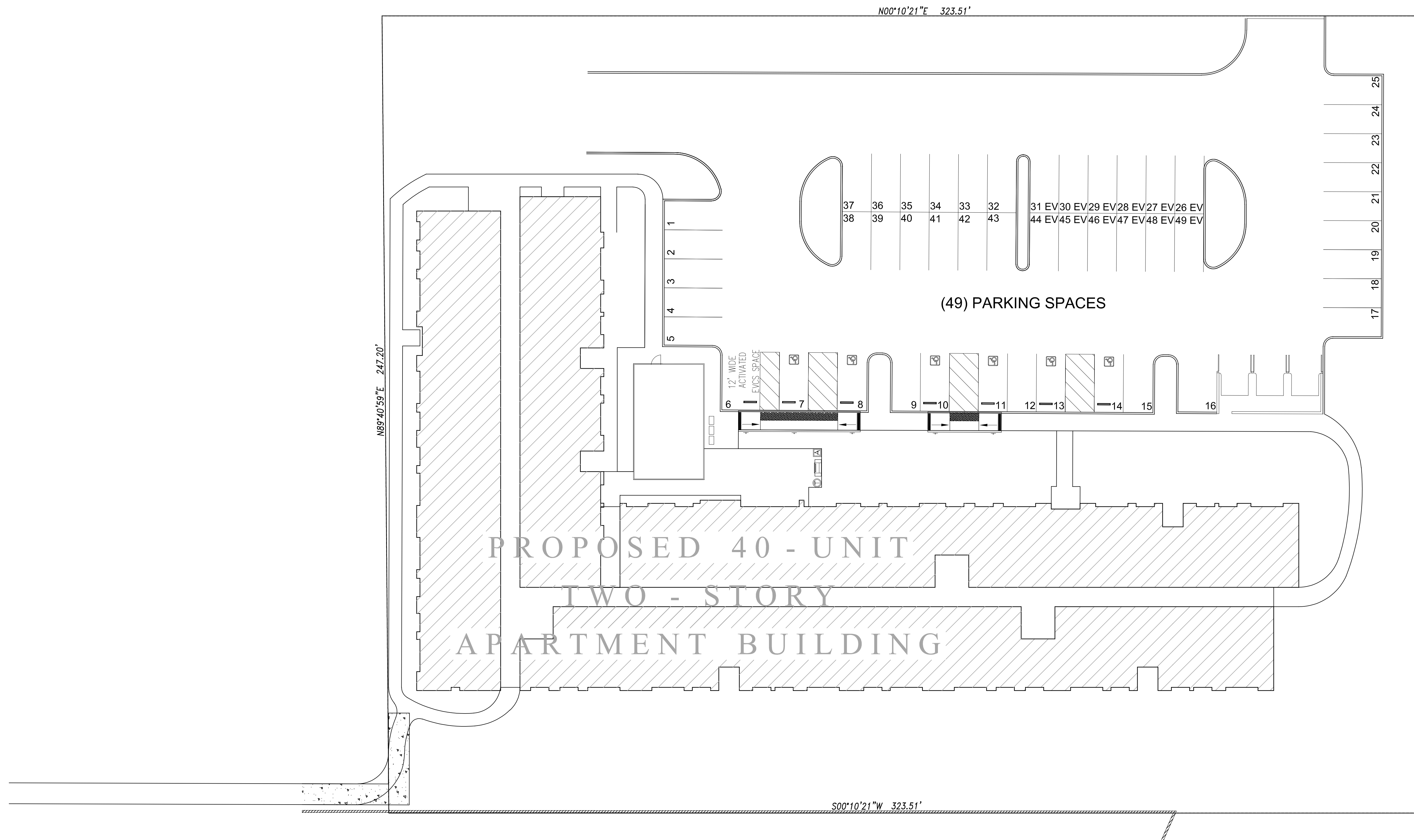
(49) SPACES PROVIDED

ACCESSIBLE PARKING

REQUIRED: 2% OF TOTAL NUMBER PARKING SPACES:
(49) x 2% = .98
PROVIDED: (6) ACCESSIBLE PARKING SPACES

ELECTRICAL VEHICLE PARKING

REQUIRED: 25% OF TOTAL PARKING SPACES
10% EV READY
5% EV CAPABLE
(49) x 25% = 12.25
PROVIDED: (13) ELECTRIC VEHICLE PARKING SPACES

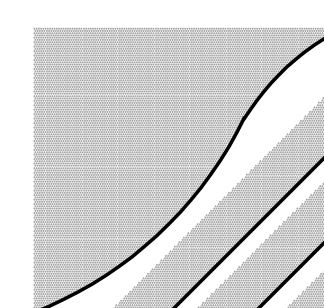


ARCHITECTURAL SITE PLAN - ARC VILLAGE FAMILY APARTMENTS

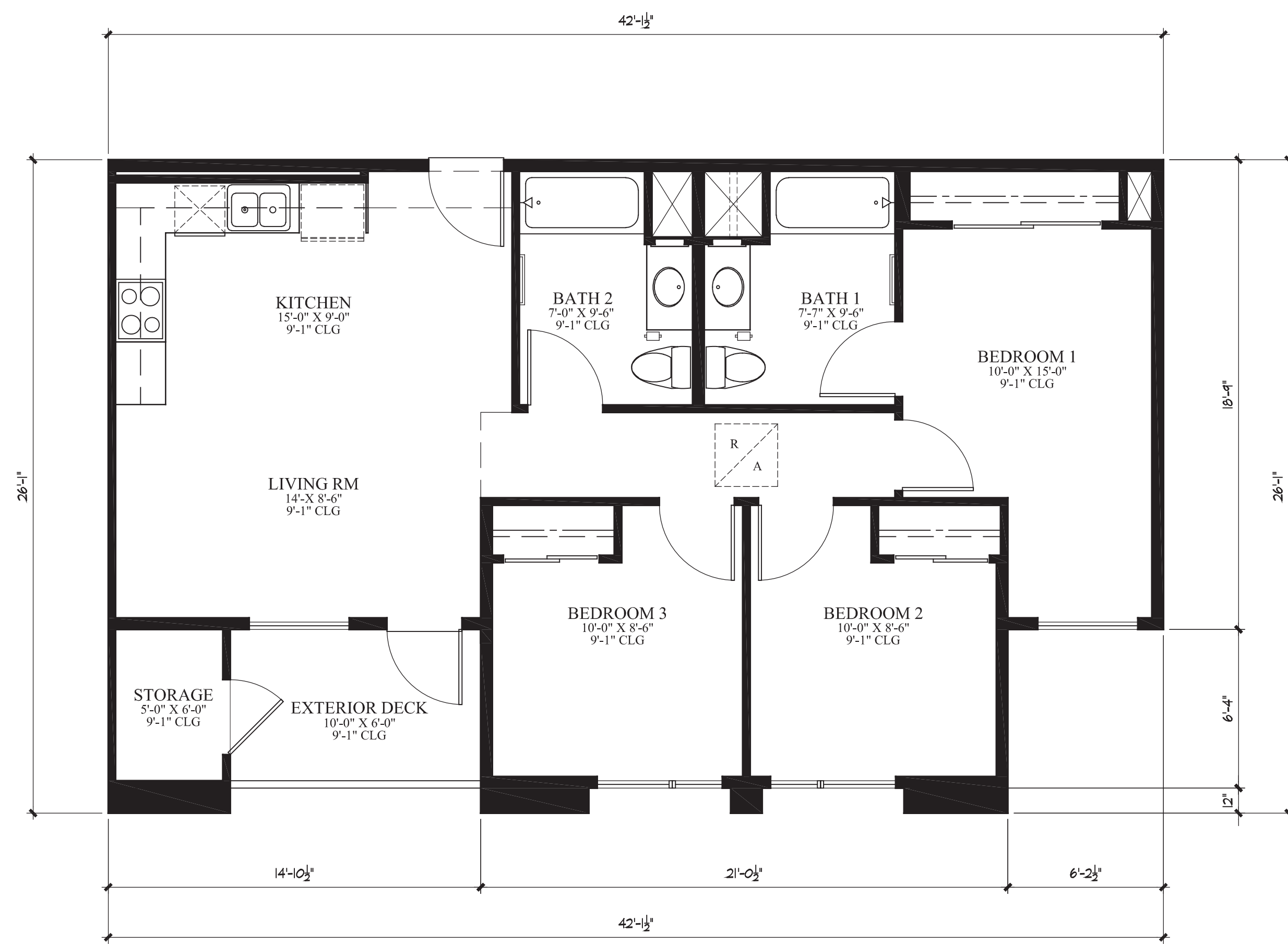
REFER TO SHEET 1 OF 3 FOR CIVIL SITE & CONCEPTUAL GRADING PLAN

**ARC VILLAGE
COVER SHEET
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/16" = 1'-0"



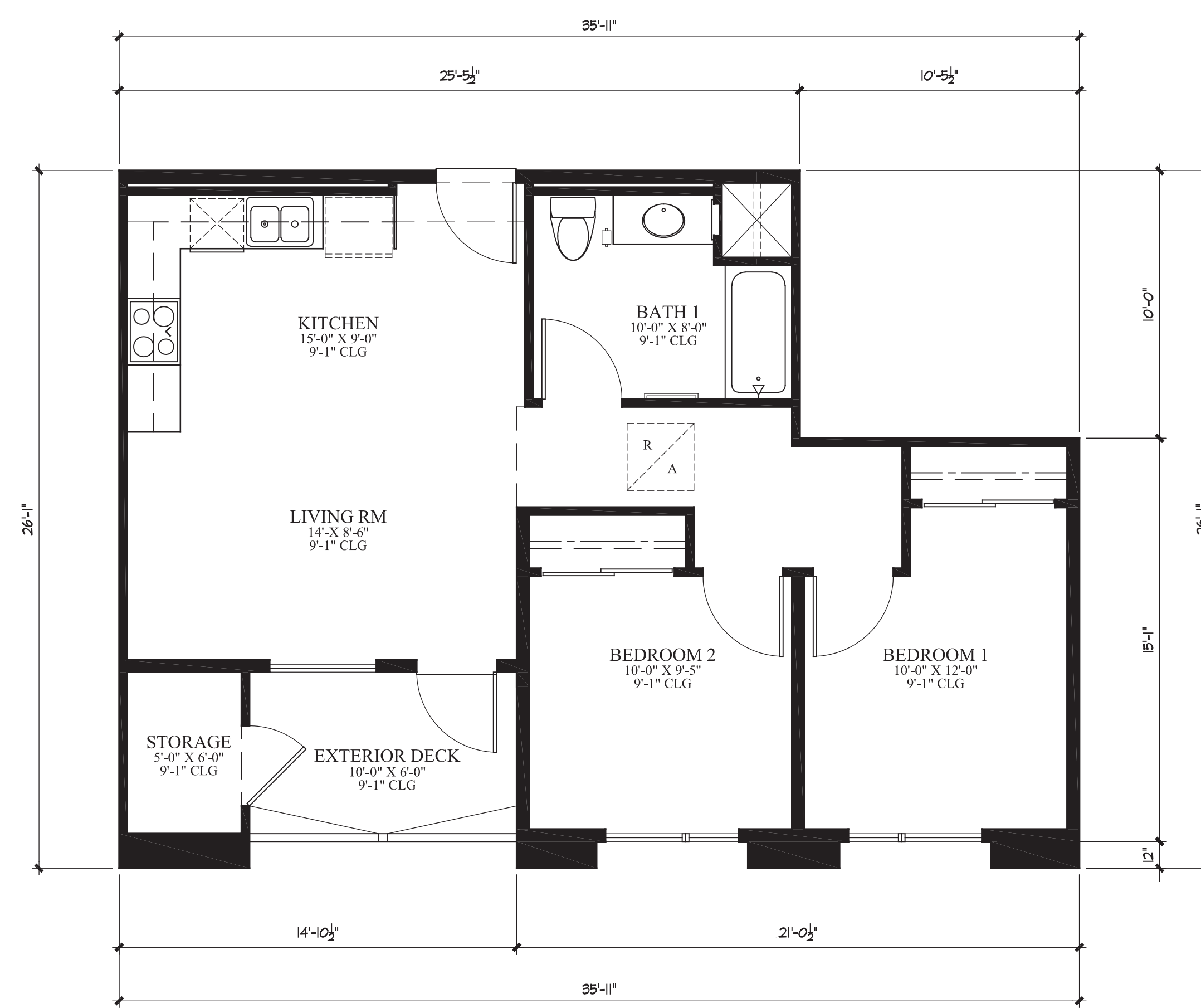
MARCH 13, 2024



THREE BEDROOM UNIT

SCALE: 1/4" = 1'-0"

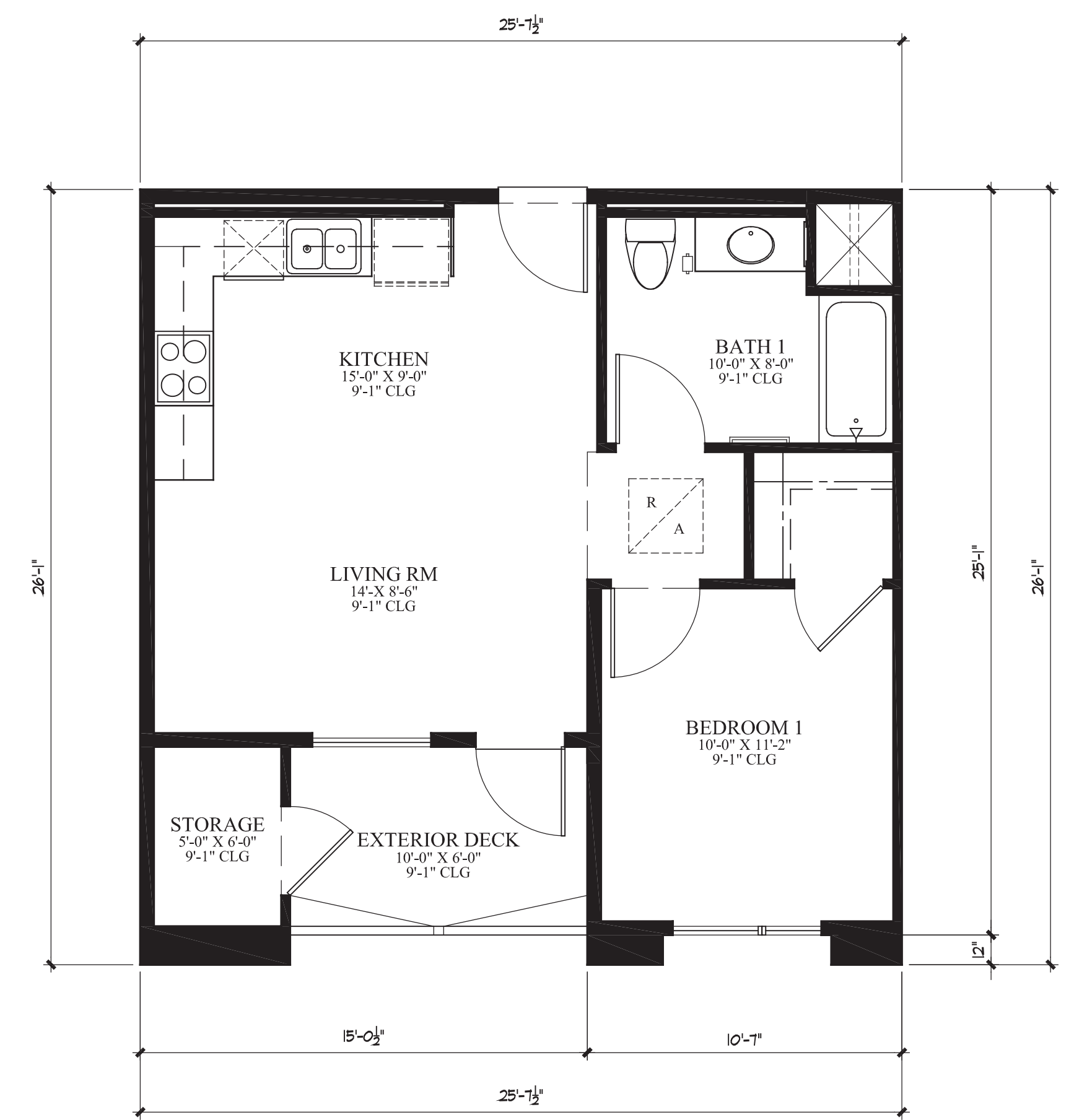
UNIT: 954 SQ. FT.
DECK: 63 SQ. FT.
STORAGE: 31 SQ. FT. (282 CU. FT.)



TWO BEDROOM UNIT

SCALE: 1/4" = 1'-0"

UNIT: 733 SQ. FT.
DECK: 63 SQ. FT.
STORAGE: 31 SQ. FT. (282 CU. FT.)



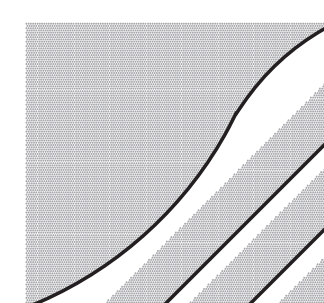
ONE BEDROOM UNIT

SCALE: 1/4" = 1'-0"

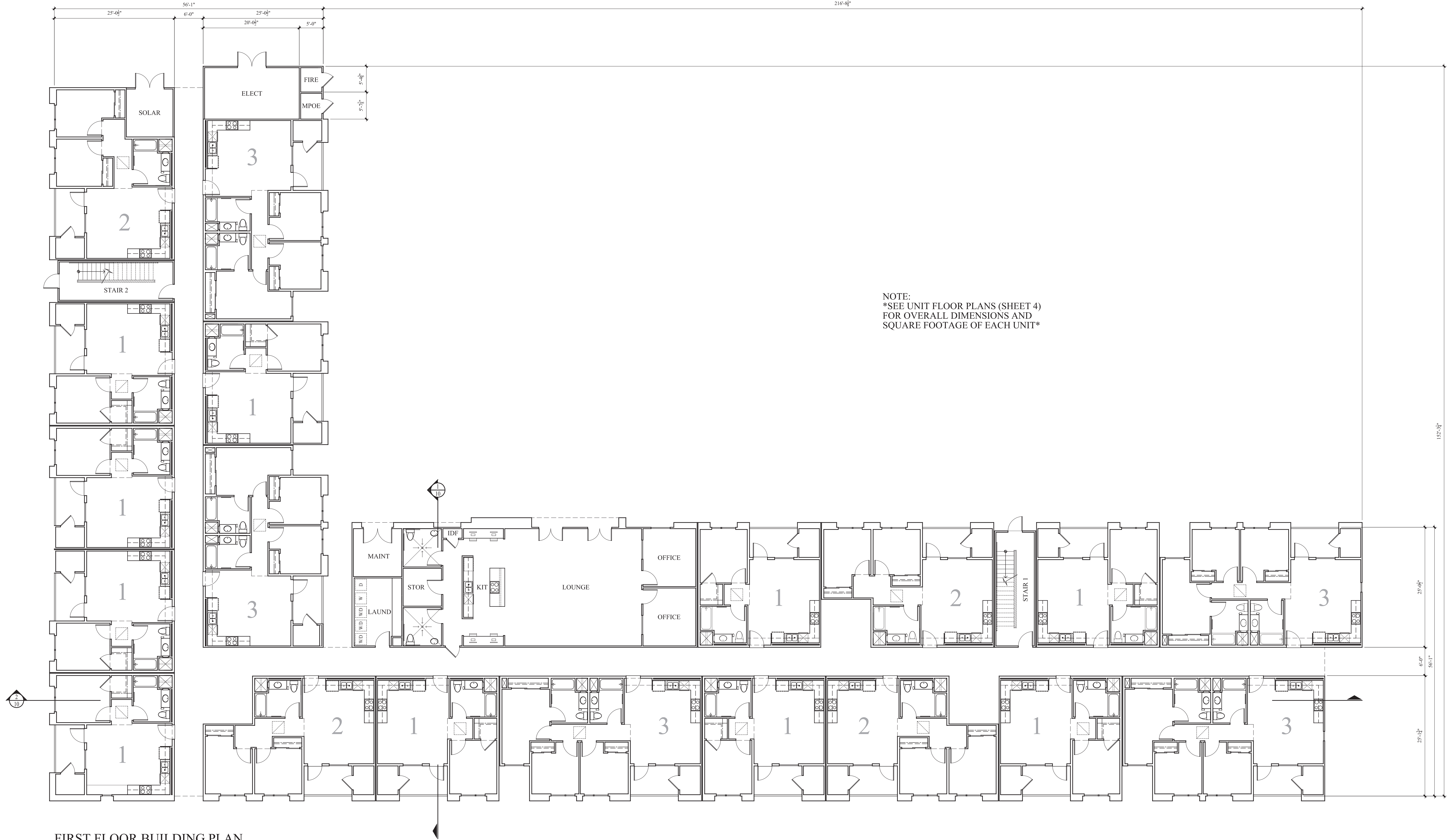
UNIT: 578 SQ. FT.
DECK: 60 SQ. FT.
STORAGE: 32 CU. FT. (291 CU. FT.)

**ARC VILLAGE
UNIT FLOOR PLANS
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/4" = 1'-0"



McKINLEY - LONGSTAFF
ARCHITECTURE & PLANNING
MARCH 13, 2024



NOTE:
 *SEE UNIT FLOOR PLANS (SHEET 4)
 FOR OVERALL DIMENSIONS AND
 SQUARE FOOTAGE OF EACH UNIT*

FIRST FLOOR BUILDING PLAN

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

PROJECT DATA

OCCUPANCY:	R-2	2-STORY STACKED FLAT APARTMENTS
CONSTRUCTION:	APARTMENTS:	TYPE VB w/NFPA 13 FIRE SPRINKLERS (1-HOUR WALLS BETW. OCCUPANCY SEPARATIONS)
UNITS:	20 1BR/1BA:	578 SQ. FT.
	10 2BR/1BA:	733 SQ. FT.
	10 3BR/2BA:	922 SQ. FT.
TOTAL UNITS	40	
BUILDING HEIGHT:	25'-0" T.O. ROOF FROM FIN. FLR.	ALLOWABLE 60' PER TABLE 504.3 TYPE VB R-2 OCCUPANCY 'S' (WITHOUT AREA INCREASE)
BUILDING AREA APARTMENT UNITS:	17,765 S.F.	ALLOWABLE 21,000 S.F. PER TABLE 506.2 TYPE VB R-2 OCCUPANCY 'SM' (WITHOUT HEIGHT INCREASE)
(INCLUDES DWELLING UNITS/STORAGE/PATIOS/BREEZEWAY)		
BUILDING AREA COMMUNITY LOUNGE:	1,543 S.F.	ALLOWABLE 21,000 S.F. PER TABLE 506.2 TYPE VB R-2 OCCUPANCY 'SM' (WITHOUT HEIGHT INCREASE)

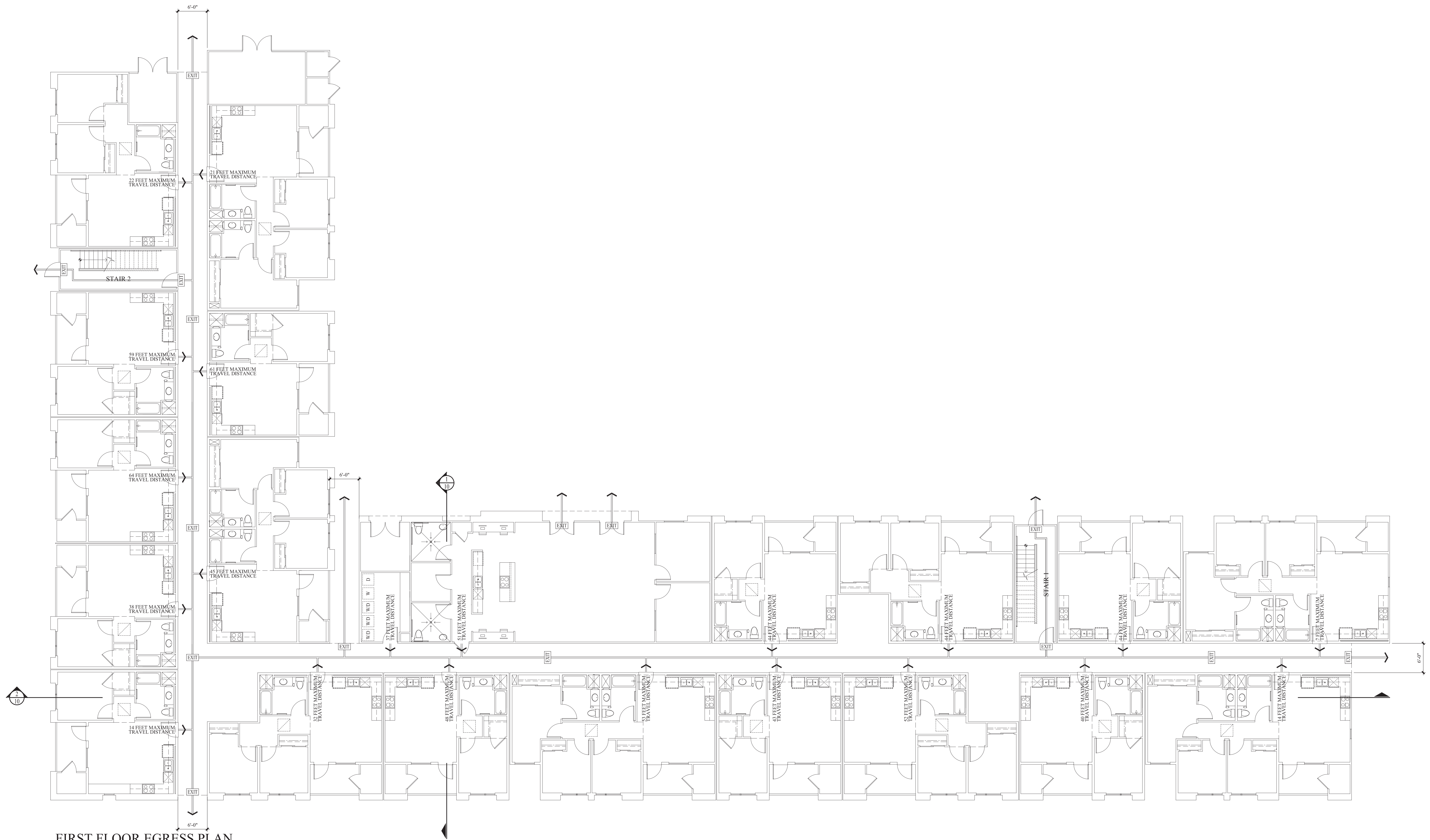
ACCESSORY SPACES TO 'R-2' APARTMENTS:		
OCCUPANCY:	U	LAUNDRY / MAINTENANCE RM (ACCESSORY TO 'R-2' APARTMENTS) SOLAR/FIRE/MPOE/ELECTRICAL
CONSTRUCTION:	LAUNDRY/ MAINTENANCE/ SOLAR/FIRE/MPOE/ ELECTRICAL/	TYPE VB w/NFPA 13 FIRE SPRINKLERS (1-HOUR WALLS BETW. OCCUPANCY SEPARATIONS)
BUILDING AREA LAUNDRY/MAINT/ SOLAR/FIRE/MPOE/ ELECTRICAL	LAUNDRY: 153 S.F. MAINT.: 107 S.F. SOLAR: 103 S.F. FIRE/MPOE/ ELECTRICAL: 276 S.F.	ALLOWABLE 21,000 S.F. PER TABLE 506.2 TYPE VB R-2 OCCUPANCY 'SM' (WITHOUT HEIGHT INCREASE)
TOTAL AREA:	19,947 S.F.	

**ARC VILLAGE
 FIRST FLOOR BUILDING PLAN
 CHELSEA INVESTMENT CORPORATION**

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



MARCH 13, 2024



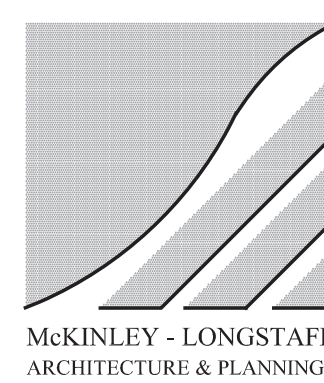
FIRST FLOOR EGRESS PLAN

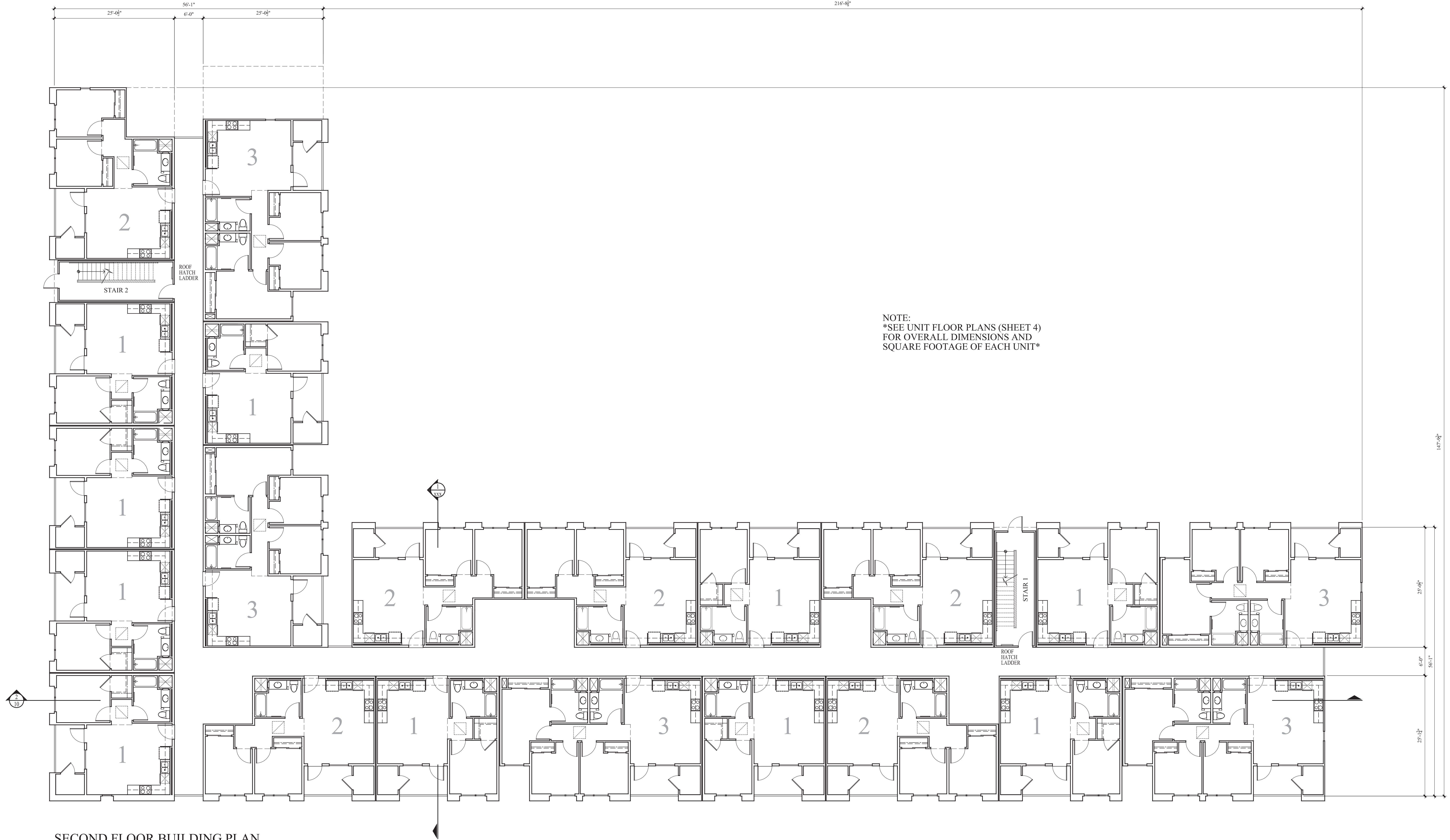
SCALE: 1/8" = 1'-0"

FIRST FLOOR
FOR OCCUPANT LOAD:
19,947 SQ. FT.
OCCUPANT LOAD FACTOR:
200
19,947 SQ. FT. / 200 :
(99.74) OCCUPANT LOAD

**ARC VILLAGE
FIRST FLOOR - EGRESS PLAN
CHELSEA INVESTMENT CORPORATION**

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





NOTE:
 *SEE UNIT FLOOR PLANS (SHEET 4)
 FOR OVERALL DIMENSIONS AND
 SQUARE FOOTAGE OF EACH UNIT*

SECOND FLOOR BUILDING PLAN

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

PROJECT DATA

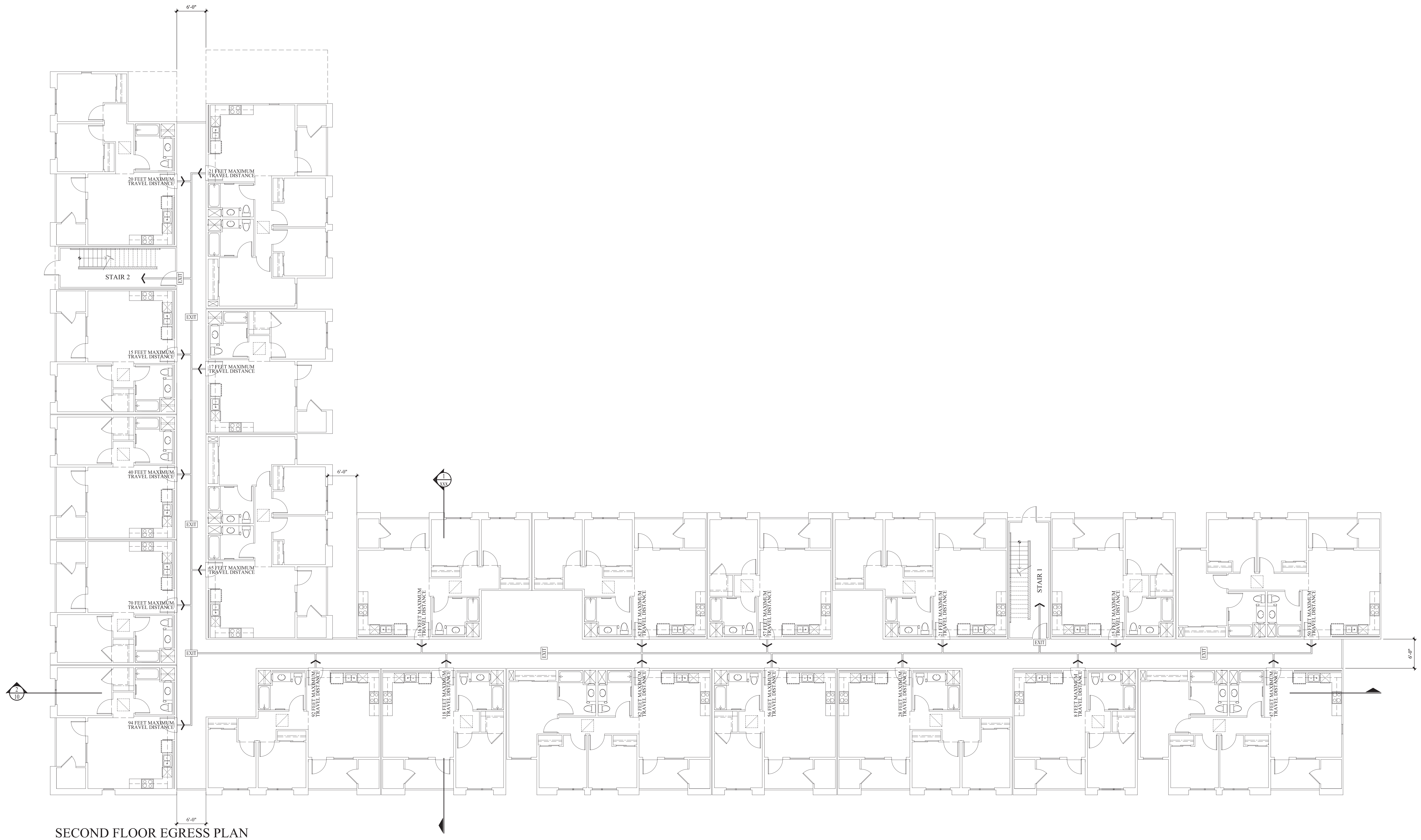
OCUPANCY:	R-2	2-STORY STACKED FLAT APARTMENTS
CONSTRUCTION:	TYPE VB w/NFPA 13 FIRE SPRINKLERS (1-HOUR WALLS BETW. OCCUPANCY SEPARATIONS)	
UNITS:	20 1BR/1BA:	578 SQ. FT.
	10 2BR/1BA:	733 SQ. FT.
	10 3BR/2BA:	922 SQ. FT.
TOTAL UNITS	40	
BUILDING HEIGHT:	25'-0" T.O. ROOF FROM FIN. FLR.	ALLOWABLE 60' PER TABLE 504.3 TYPE VB R-2 OCCUPANCY 'S' (WITHOUT AREA INCREASE)
BUILDING AREA APARTMENT UNITS: (INCLUDES DWELLING UNITS/ STORAGE/PATIOS/BREEZEWAY)	19,506 S.F.	ALLOWABLE 21,000 S.F. PER TABLE 506.2 TYPE VB R-2 OCCUPANCY 'SM' (WITHOUT HEIGHT INCREASE)

**ARC VILLAGE
 SECOND FLOOR BUILDING PLAN
 CHELSEA INVESTMENT CORPORATION**

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



MARCH 13, 2024



SECOND FLOOR EGRESS PLAN

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

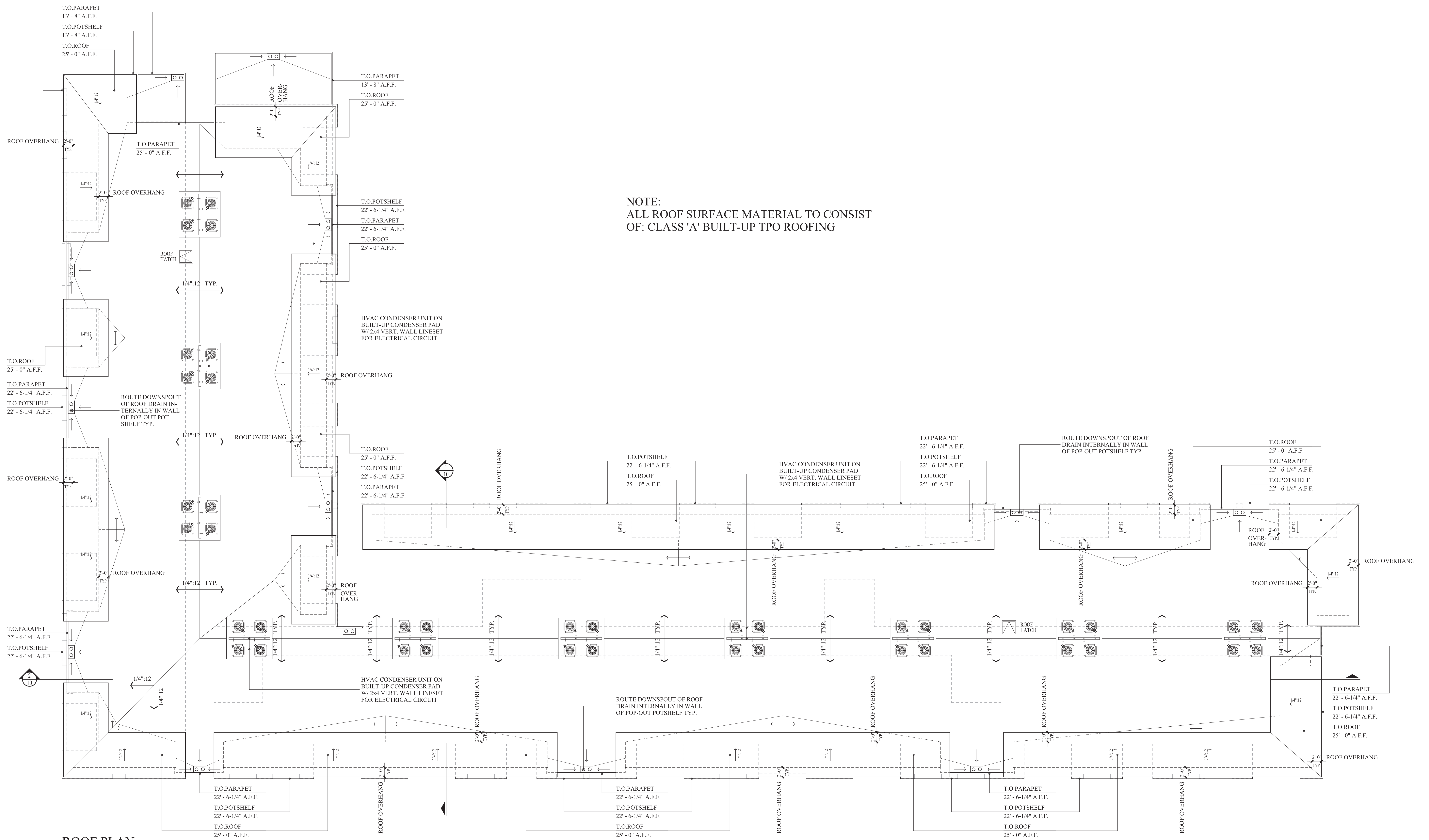
FIRST FLOOR
FOR OCCUPANT LOAD:
19,506 SQ. FT.
OCCUPANT LOAD FACTOR:
200
19,506 SQ. FT. / 200 :
(97.53) OCCUPANT LOAD

**ARC VILLAGE
SECOND FLOOR - EGRESS PLAN
CHELSEA INVESTMENT CORPORATION**

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



MARCH 13, 2024



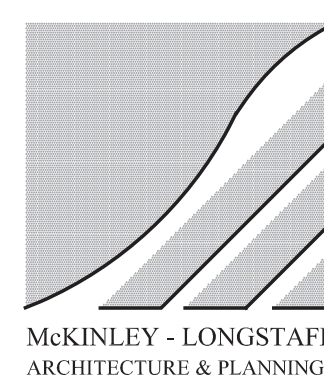
NOTE:
ALL ROOF SURFACE MATERIAL TO CONSIST
OF: CLASS 'A' BUILT-UP TPO ROOFING

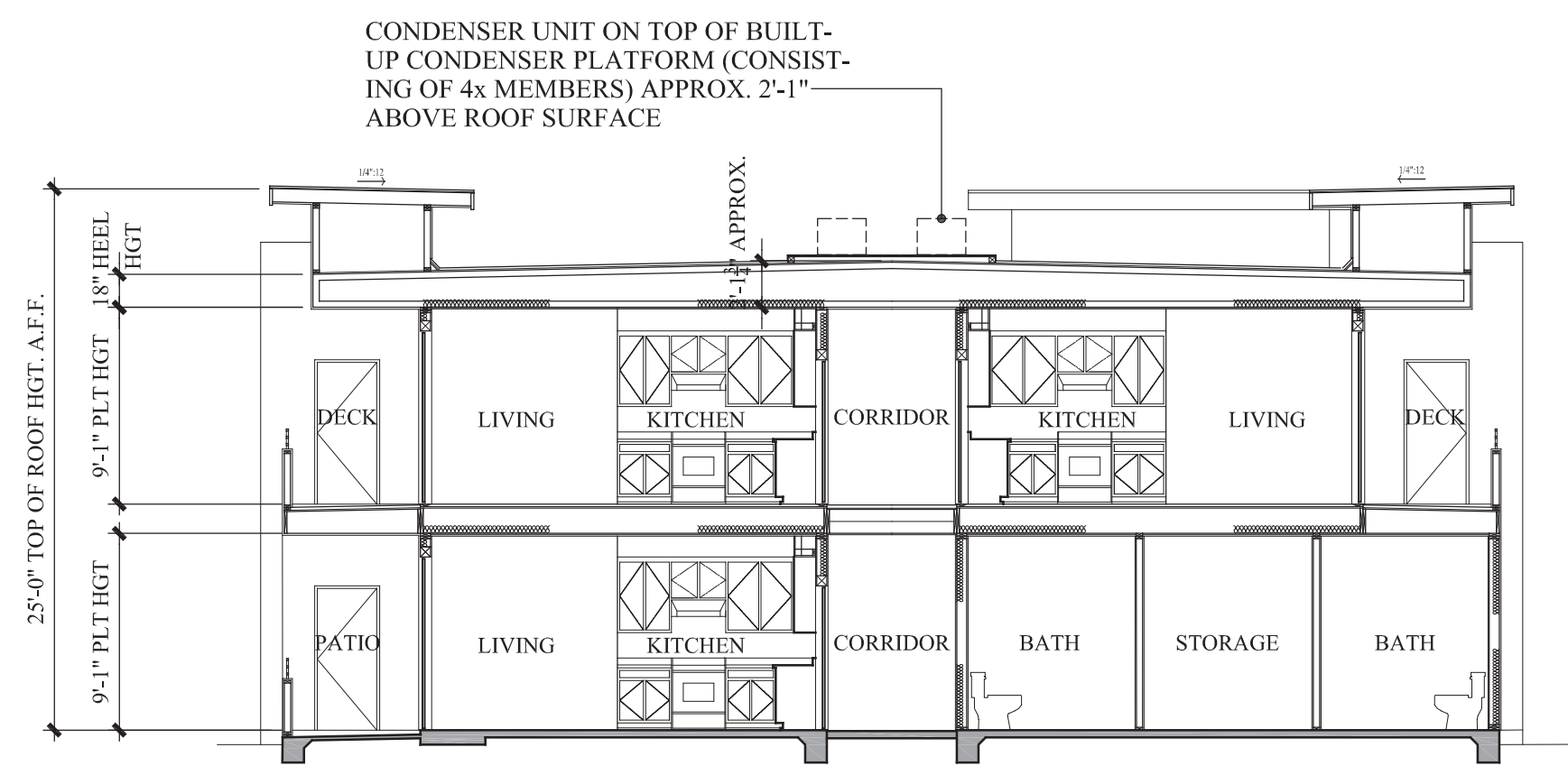
ROOF PLAN

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

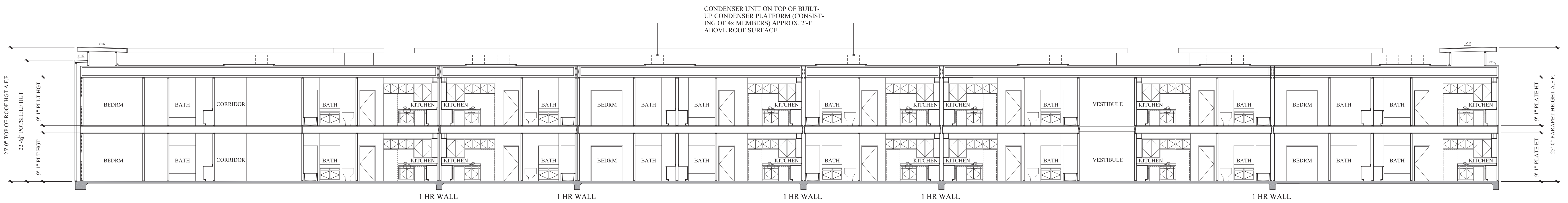
**ARC VILLAGE
ROOF PLAN
CHELSEA INVESTMENT CORPORATION**

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





BUILDING SECTION - BUILDING A ①
SCALE: 1/4" = 1'-0"



BUILDING SECTION - BUILDING A ②
SCALE: 1/4" = 1'-0"

**ARC VILLAGE
BUILDING SECTIONS**
CHELSEA INVESTMENT CORPORATION

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



MARCH 13, 2024



EAST ELEVATION

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

SEE CIVIL PLANS FOR AVERAGE GRADE @ EXT. OF BUILDING



WEST ELEVATION

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

SEE CIVIL PLANS FOR AVERAGE GRADE @ EXT. OF BUILDING



SOUTH ELEVATION

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

SEE CIVIL PLANS FOR AVERAGE GRADE @ EXT. OF BUILDING



NORTH ELEVATION

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

SEE CIVIL PLANS FOR AVERAGE GRADE @ EXT. OF BUILDING

**ARC VILLAGE
EXTERIOR ELEVATION
CHELSEA INVESTMENT CORPORATION**

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



MCKINLEY - LONGSTAFF
ARCHITECTURE & PLANNING

MARCH 13, 2024



EAST ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

ARC VILLAGE
EXTERIOR ELEVATION
CHELSEA INVESTMENT CORPORATION

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



JANUARY 24, 2023







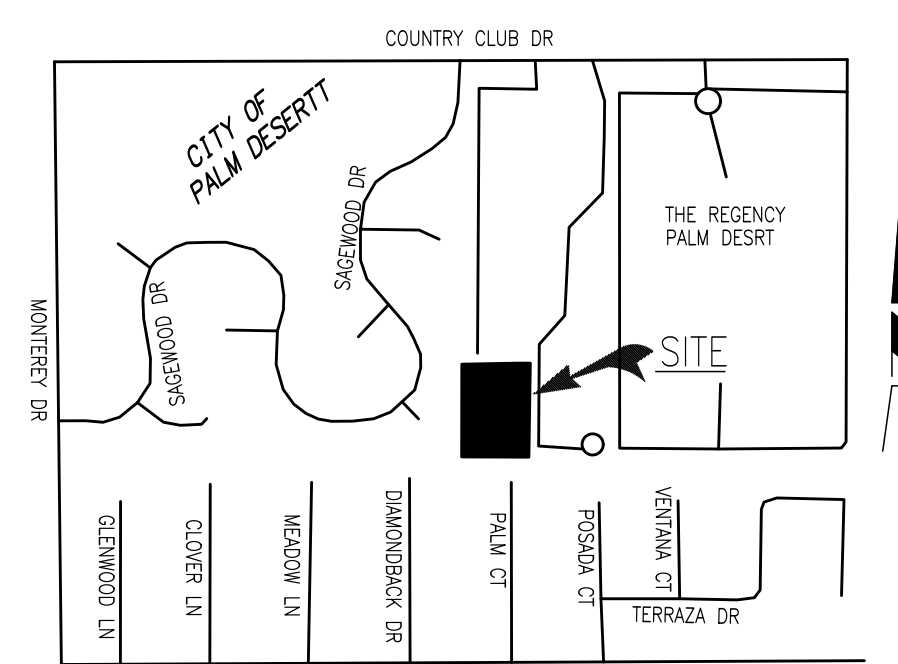


IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ARC VILLAGE

PRELIMINARY GRADING PLAN

POR. OF THE NW 1/4 OF SEC. 8, T5S, R6E, S.B.M.
73255 COUNTRY CLUB DRIVE



VICINITY MAP

PROJECT DESCRIPTION

THIS PROJECT WILL CONSIST OF MULTI-FAMILY, RESIDENTIAL DEVELOPMENT. THE DEVELOPMENT WILL INCLUDE ONE 2-STORY BUILDING WITH A TOTAL OF 40 FAMILY APARTMENTS AND A COMMUNITY ROOM, ALONG WITH COVERED PARKING, TRASH ENCLOSURE, AND LANDSCAPED AREAS.

PROJECT INFO

PROJECT:	
ARC VILLAGE 73255 COUNTRY CLUB DRIVE PALM DESERT, CA 92260	
PROJECT DATA:	
TOTAL LOT AREA:	1.84 AC
DISTURBED AREA:	79,964 SF (1.84 AC)
BUILDING TYPE:	MULTI-FAMILY (APARTMENTS)
BUILDING AREA:	19,947 SF
PRIVATE LANDSCAPE AREA:	32,469 SF
PUBLIC LANDSCAPE AREA:	N/A
PARKING:	49 SPACES PROVIDED
BUILDING DATA:	
20 1BR/1BA	
10 2BR/1BA	
10 3BR/2BA	
40 TOTAL UNITS	
COMMUNITY ROOM:	1,543 SF

FEMA FLOOD DATA:
FLOOD ZONE: NOT IN A DESIGNATED AREA
PANEL: 06065C1595G
REV. DATE: AUGUST 8, 2008
ZONE DEFINITION: N/A

TOPOGRAPHIC AND BOUNDARY SURVEY:
PROVIDED BY EGAN CIVIL INC
DATED DEC 9, 2023

EARTHWORK QUANTITIES:
RAW CUT: 8,200
RAW FILL: 8,200
IMPORT: 3,200 C.Y.
EXPORT: 0 C.Y.

THE QUANTITIES SHOWN ON THIS PLAN ARE FOR THE PURPOSES OF OBTAINING A PERMIT ONLY! THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITIES FOR BIDDING PURPOSES!

APN AND LEGAL DESCRIPTION:
622-370-014
PORTION OF THE NW 1/4 OF SEC. 8, T5S, R6E, S.B.M.

CIVIL ENGINEER:
BENJAMIN EGAN
EGAN CIVIL INC
46-150 COMMERCE STREET, SUITE 100
INDIO, CA 92201
PHONE: (760) 404-7663

OWNER:
CHELSEA INVESTMENT CORPORATION
C/O: WILLIAM MORRISON
6939 PASEO DEL LAGO
CARLSBAD, CA 92011
PHONE: 858.699.7510

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1A
THE SOUTHERLY 323.50 FEET OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

PARCEL 2A
AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS FOR CONSTRUCTION AND EMERGENCY ACCESS PURPOSES OVER THAT PORTION OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 CORNER OF SAID SECTION 8, SAID CORNER BEING ON THE CENTERLINE OF COUNTRY CLUB DRIVE, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF SECTION 8;

THENCE ALONG THE WEST LINE OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE ALONG THE WEST LINE OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 10' 27" WEST 124.00 FEET;

THENCE SOUTH 89° 49' 33" EAST 33.88 FEET TO THE EAST LINE OF THAT CERTAIN EASEMENT TO THE CITY OF PALM DESERT FOR PUBLIC ROADWAY PURPOSES DESCRIBED IN DOCUMENT NO. 2003-461172 RECORDED JUNE 23, 2003, RECORDS OF SAID COUNTY OF RIVERSIDE, AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 49' 33" EAST 30.28 FEET;

THENCE SOUTH 00° 13' 14" EAST 874.45 FEET TO A LINE PARALLEL WITH AND 323.50 FEET NORTHERLY OF THE SOUTH LINE OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 41' 04" WEST 24.00 FEET;

THENCE NORTH 00° 13' 14" WEST 831.65 FEET;

THENCE NORTH 89° 49' 33" WEST 8.74 FEET TO THE EAST LINE OF SAID EASEMENT TO THE CITY OF PALM DESERT PER DOCUMENT NO. 2003-461172 AND TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 187.50 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 81° 07' 08" EAST;

THENCE NORTHERLY 28.49 FEET ALONG SAID EAST LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 42' 25";

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00° 10' 27" EAST 13.62 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENTS NOTED HEREON:

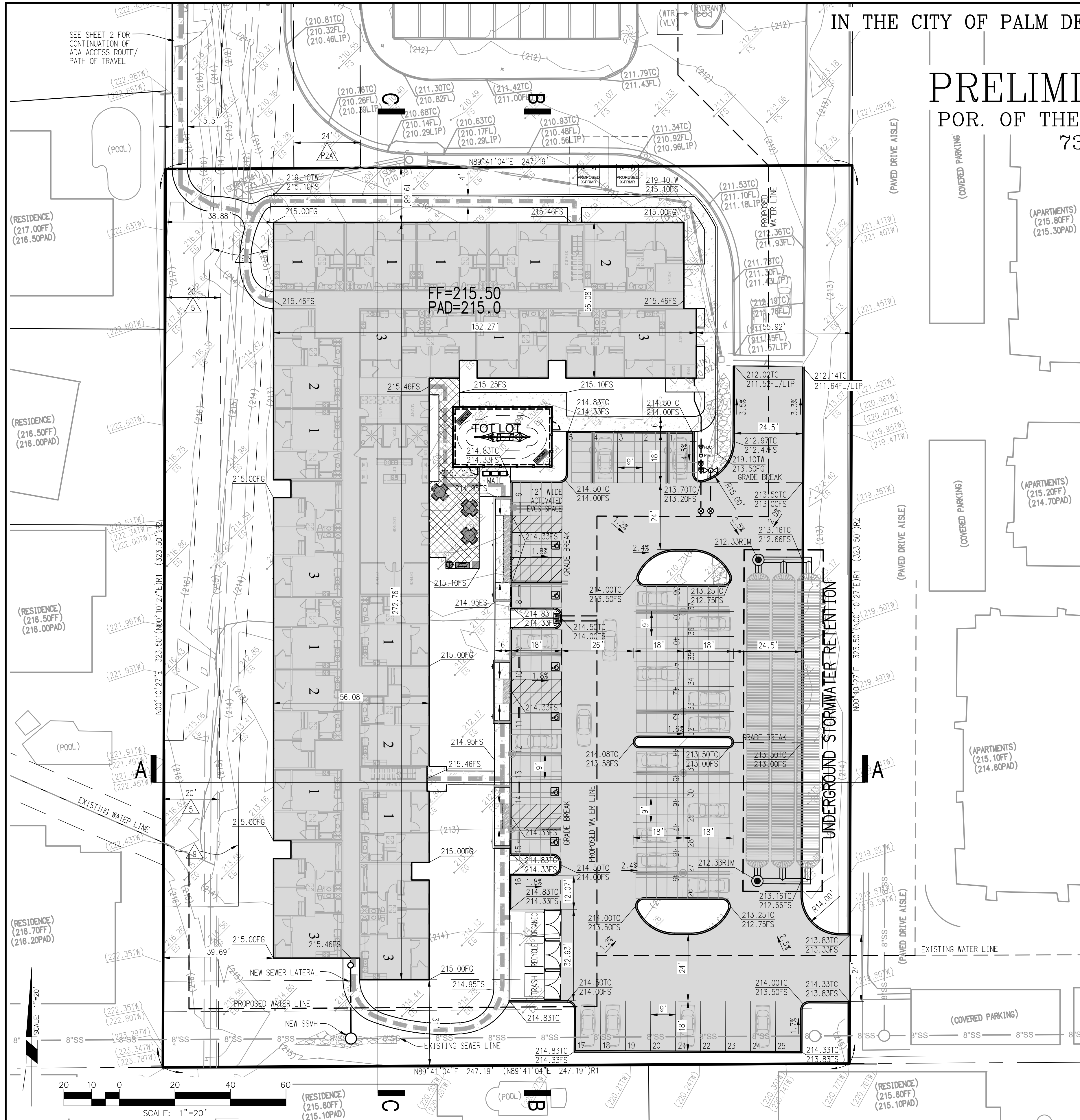
- 5 AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR STORM DRAIN PIPE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 1988 AS INSTRUMENT NO. 88-254893 OF OFFICIAL RECORDS.
- 9 AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR STORM DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 2003 AS INSTRUMENT NO. 2003-461171 OF OFFICIAL RECORDS.
- P2A ACCESS EASEMENT PER PARCEL 2A OF THE LEGAL DESCRIPTION HEREIN.

LEGEND

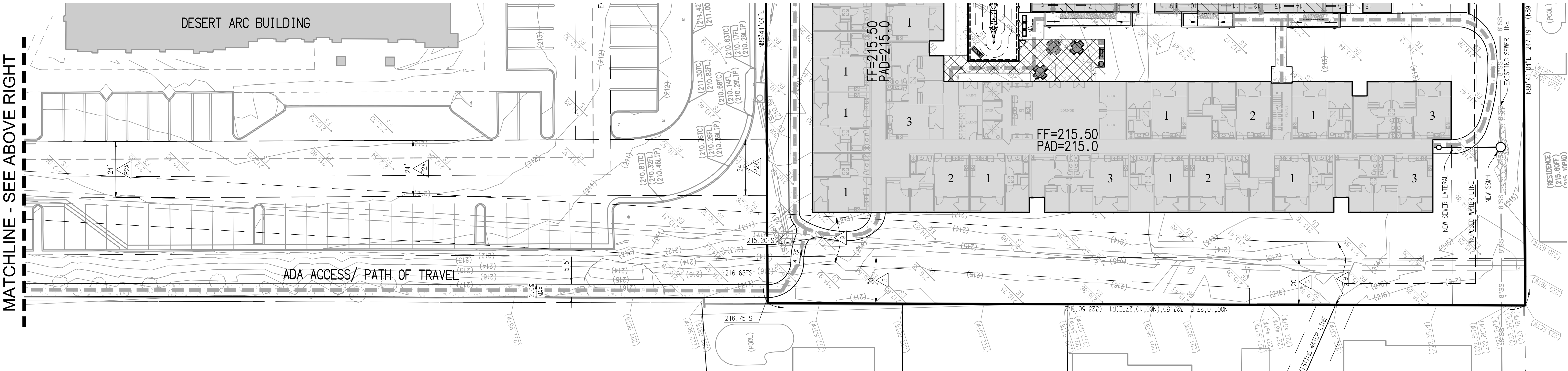
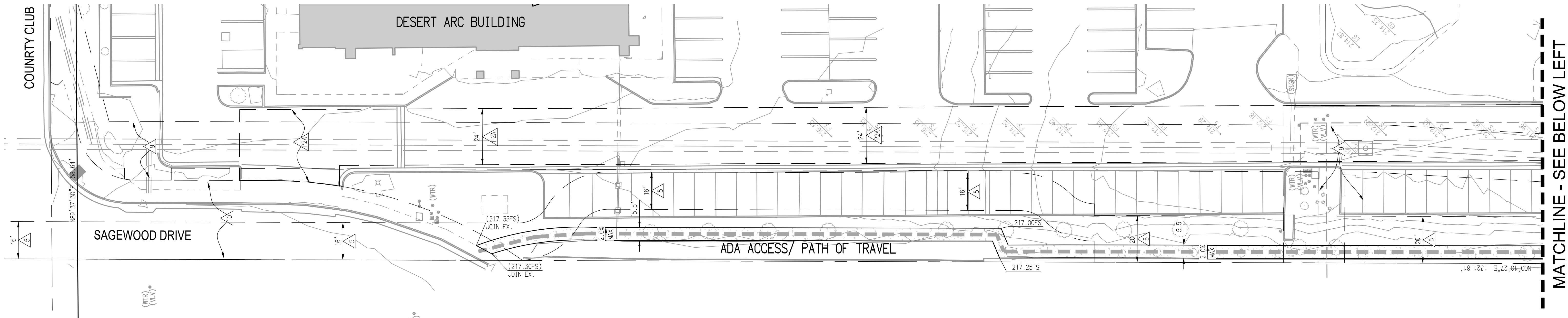
- ADA PATH OF TRAVEL
- CONCRETE WALK
- ASPHALT PAVEMENT

SHEET INDEX

SHEET 1	SITE & CONCEPTUAL GRADING PLAN
SHEET 2	ADA ACCESS/ PATH OF TRAVEL
SHEET 3	SITE CROSS-SECTIONS

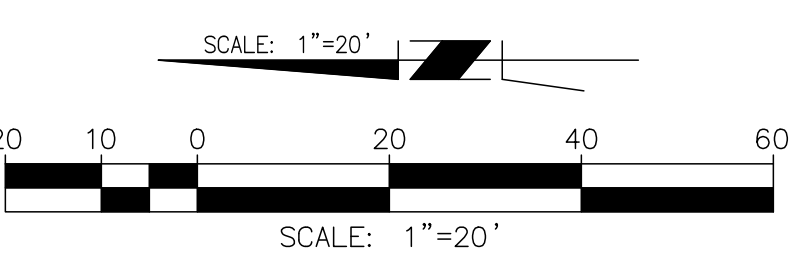


DIG ALERT Dial 811 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	BENCHMARK PD BM #108 ELEVATION 198.71 DATUM NAVD 88 LOCATION 1" BRASS DISK ON NORTH SIDE OF HOWLEY LANE WEST, 0.5 MILES EAST OF MONTEREY AVENUE, 33 FEET EAST OF THE NORTHERLY PROLONGATION OF AVENIDA SOLANA CENTERLINE TO THE SOUTH, ON TOP OF CURB, FLUSH. BASIS OF BEARINGS BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 90, PAGE 80 OF SURVEYS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING: NORTH 89°41'04" EAST	ENGINEER MARK BY DATE REVISIONS APPR. DATE	DESIGNED BY BDE DRAWN BY SPE CHECKED BY BDE		EGAN CIVIL, INC. PO BOX 5282, LA QUINTA, CA 92248-5282 (760) 404-7663 WWW.EGANCIVIL.COM PREPARED UNDER THE DIRECT SUPERVISION OF: 05/08/2024 BENJAMIN DANIEL EGAN, R.C.E. NO. 70370 DATE	CITY OF PALM DESERT DEPARTMENT OF DEVELOPMENT SERVICES APPROVED BY: MICHAEL S. ROWE, P.E. CITY ENGINEER R.C.E. 56069, EXP. 12/31/2024 REVIEWED AND RECOMMENDED BY: DATE	PLAN CHECKED BY: CIVIL TRAFFIC LANDSCAPE	CITY OF PALM DESERT 73255 COUNTRY CLUB DRIVE, PALM DESERT, CA 92260 ARC VILLAGE SITE & CONCEPTUAL GRADING PLAN POR. OF THE NW 1/4 OF SEC. 8, T5S, R6E, S.B.M.	SHEET 1 OF 3 SHEETS CITY FILE NUMBER
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MATCHLINE - SEE ABOVE RIGHT

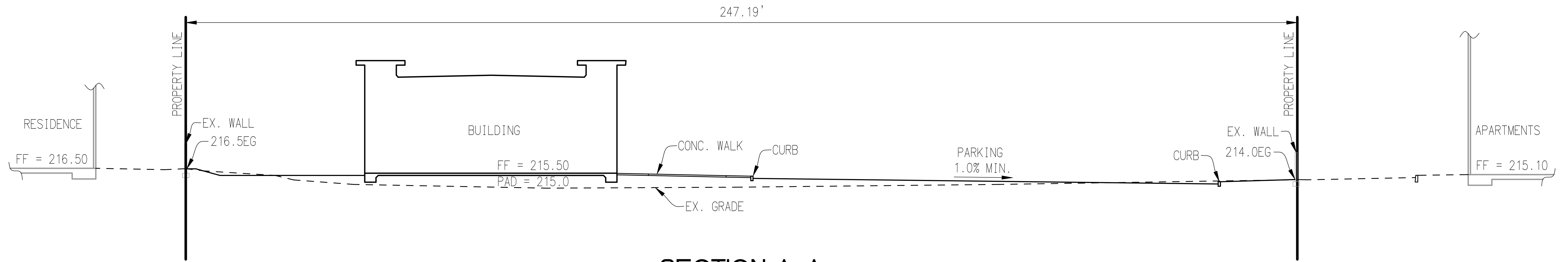
MATCHLINE - SEE BELOW LEFT



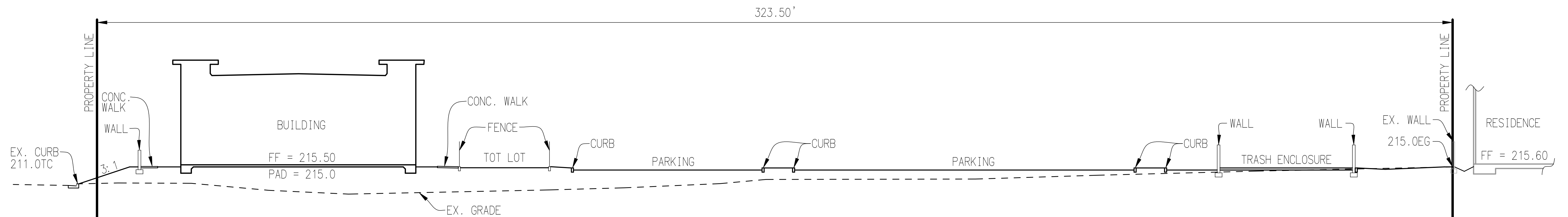
LEGEND
 - - - - - ADA PATH OF TRAVEL
 [Symbol] CONCRETE WALK

- EASEMENTS NOTED HEREON:**
- 5 AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR STORM DRAIN PIPE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 1988 AS INSTRUMENT NO. 88-254893 OF OFFICIAL RECORDS.
 - 9 AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR STORM DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 2003 AS INSTRUMENT NO. 2003-461171 OF OFFICIAL RECORDS.
 - 10 AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 2003 AS INSTRUMENT NO. 2003-461172 OF OFFICIAL RECORDS.
 - P2A ACCESS EASEMENT PER PARCEL 2A OF THE LEGAL DESCRIPTION HEREIN.

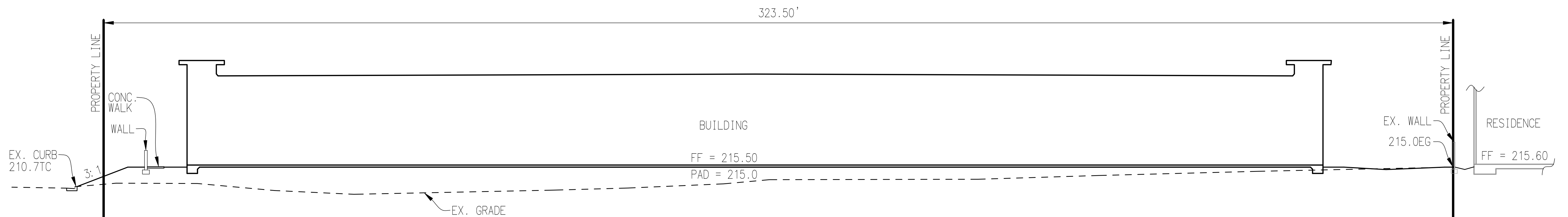
<p>DIG ALERT 811 DIAL TOLL FREE</p> <p>AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>BENCHMARK PD BM #108 ELEVATION 198.71 DATUM NAVD 88</p> <p>LOCATION 2" BRASS DISK ON NORTH SIDE OF HOWLEY LANE WEST, 0.5 MILES EAST OF MONTEREY AVENUE, 33 FEET EAST OF THE NORTHERLY PROLONGATION OF AVENIDA SOLANA CENTERLINE TO THE SOUTH, ON TOP OF CURB, FLUSH.</p> <p>BASIS OF BEARINGS BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST OF THE NORTHWEST OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 90, PAGE 80 OF SURVEYS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING: NORTH 89°41'04" EAST</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ENGINEER</th> <th>MARK</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ENGINEER	MARK	BY	DATE					<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>CITY</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	CITY	APPR.	DATE					<p>DESIGNED BY BDE</p> <p>DRAWN BY SPE</p> <p>CHECKED BY BDE</p>		<p>EGAN CIVIL, INC.</p> <p>PO BOX 5282, LA QUINTA, CA 92248-5282 (760) 404-7663 WWW.EGANCIVIL.COM</p> <p>PREPARED UNDER THE DIRECT SUPERVISION OF: BENJAMIN DANIEL EGAN, R.C.E. NO. 73070 DATE: 05/08/2024</p>	<p>CITY OF PALM DESERT DEPARTMENT OF DEVELOPMENT SERVICES</p> <p>APPROVED BY: MICHAEL S. ROWE, P.E. CITY ENGINEER R.C.E. 56069, EXP. 12/31/2024</p> <p>REVIEWED AND RECOMMENDED BY: DATE: DATE:</p>	<p>PLAN CHECKED BY:</p> <p>CIVIL</p> <p>TRAFFIC</p> <p>LANDSCAPE</p>		<p>CITY OF PALM DESERT 73255 COUNTRY CLUB DRIVE, PALM DESERT, CA 92260 ARC VILLAGE ADA ACCESS/ PATH OF TRAVEL</p> <p>POR. OF THE NW 1/4 OF SEC. 8, T5S, R6E, S.B.M.</p>	<p>SHEET 2 OF SHEETS 3</p> <p>CITY FILE NUMBER</p>
ENGINEER	MARK	BY	DATE																								
REVISIONS	CITY	APPR.	DATE																								



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

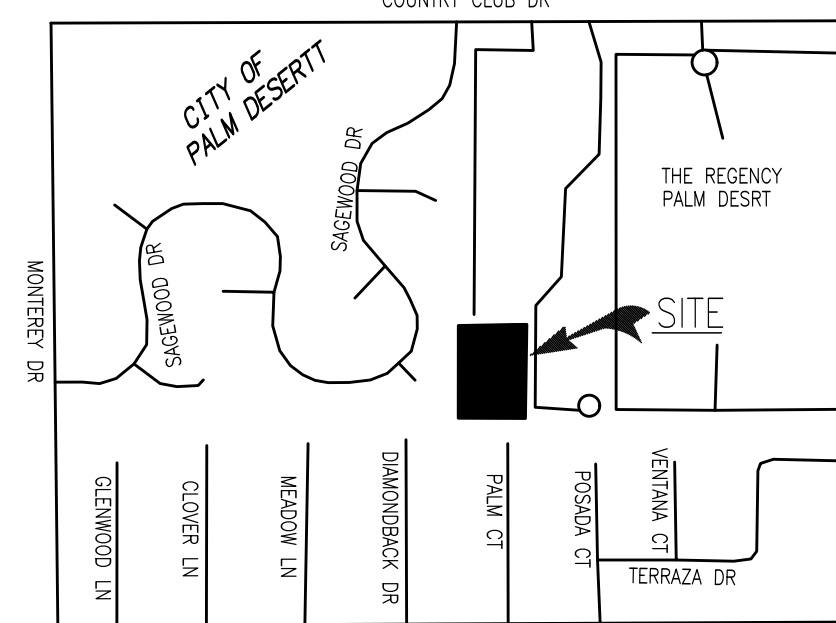
	BENCHMARK PD BM #108 ELEVATION 198.71 DATUM NAVD 88	ENGINEER MARK BY DATE	REVISIONS APPR. DATE	CITY APPR. DATE	DESIGNED BY BDE		EGAN CIVIL, INC. PO BOX 5282, LA QUINTA, CA 92248-5282 (760) 404-7663 WWW.EGANCIVIL.COM	CITY OF PALM DESERT DEPARTMENT OF DEVELOPMENT SERVICES APPROVED BY:	PLAN CHECKED BY: CIVIL TRAFFIC LANDSCAPE		CITY OF PALM DESERT 73255 COUNTRY CLUB DRIVE, PALM DESERT, CA 92260 ARC VILLAGE SITE CROSS SECTIONS <small>POR. OF THE NW 1/4 OF SEC. 8, T5S, R6E, S.B.M.</small>	SHEET 3 OF SHEETS 3 <small>CITY FILE NUMBER</small>
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IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BOUNDARY & TOPOGRAPHIC SURVEY EXHIBIT

POR. OF THE NW 1/4 OF SEC. 8, T5S, R6E, S.B.M.
COUNTRY CLUB DR, PALM DESERT, CA 92260

PROPERTY ADDRESS:
COUNTRY CLUB DRIVE
PALM DESERT, CA 92260

PREPARED FOR:
CHELSEA INVESTMENT CORPORATION
C/O: DAVE DAVIS
6939 PASEO DEL LAGO
CARLSBAD, CA 92011
APN
622-370-014



VICINITY MAP

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1A
THE SOUTHERLY 323.50 FEET OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

PARCEL 2A
AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS FOR CONSTRUCTION AND EMERGENCY ACCESS PURPOSES OVER THAT PORTION OF THE WEST 7-1/2 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/16 CORNER OF SAID SECTION 8, SAID CORNER BEING ON THE CENTERLINE OF COUNTRY CLUB DRIVE, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE WEST 7-1/2 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG THE WEST LINE OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, SOUTH 00° 10' 27" WEST 124.00 FEET;

THENCE SOUTH 89° 49' 33" EAST 33.88 FEET TO THE EAST LINE OF THAT CERTAIN EASEMENT TO THE CITY OF PALM DESERT FOR PUBLIC ROADWAY PURPOSES DESCRIBED IN DOCUMENT NO. 2003-461172 RECORDED JUNE 23, 2003, RECORDS OF SAID COUNTY OF RIVERSIDE, AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 49' 33" EAST 30.28 FEET;
THENCE SOUTH 00° 13' 14" EAST 874.45 FEET TO A LINE PARALLEL WITH AND 323.50 FEET NORTHERLY OF THE SOUTH LINE OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 41' 04" WEST 24.00 FEET;
THENCE NORTH 00° 13' 14" WEST 831.65 FEET;

THENCE NORTH 89° 49' 33" WEST 8.74 FEET TO THE EAST LINE OF SAID EASEMENT TO THE CITY OF PALM DESERT PER DOCUMENT NO. 2003-461172 AND TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 187.50 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 81° 07' 08" EAST;

THENCE NORTHERLY 28.49 FEET ALONG SAID EAST LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 42' 25";
THENCE CONTINUING ALONG SAID EAST LINE NORTH 00° 10' 27" EAST 13.62 FEET TO THE TRUE POINT OF BEGINNING.

TITLE REPORT EXCEPTIONS:

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023 ARE EXEMPT. IF THE EXEMPT STATUS IS TERMINATED AN ADDITIONAL TAX MAY BE LEVIED. A.P. NO.: 622-370-014.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PATENT FROM THE UNITED STATES OF AMERICA" RECORDED NOVEMBER 28, 1949 AS INSTRUMENT NO. 3235 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR STORM DRAIN PIPE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 1988 AS INSTRUMENT NO. 88-254893 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 1988 AS INSTRUMENT NO. 88-254894 OF OFFICIAL RECORDS. (THE ITEM IS EXPIRED AND NO LONGER IN FORCE)
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS FOR INGRESS, EGRESS AND SUPPORT AND INCIDENTAL PURPOSES, RECORDED JANUARY 19, 1996 AS INSTRUMENT NO. 021258 OF OFFICIAL RECORDS. (ITEM DOES NOT AFFECT THE PROPERTY)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COMMERCIAL DOMESTIC AND/OR SANITATION AGREEMENT" RECORDED DECEMBER 16, 1997 AS INSTRUMENT NO. 459236 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR STORM DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 2003 AS INSTRUMENT NO. 2003-461171 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 2003 AS INSTRUMENT NO. 2003-461172 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FACADE EASEMENT AGREEMENT" RECORDED DECEMBER 10, 2008 AS INSTRUMENT NO. 2008-0648324 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE NO. 11-1 - SUBDIVISION" RECORDED JUNE 21, 2011 AS INSTRUMENT NO. 2011-027261 OF OFFICIAL RECORDS. (DIMENSIONS REFERENCED AS ITEM R2 HEREON)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS" RECORDED APRIL 8, 2016 AS INSTRUMENT NO. 2016-0138169 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND REGULATORY AGREEMENT" RECORDED JANUARY 16, 2020 AS INSTRUMENT NO. 2020-022752 OF OFFICIAL RECORDS.
- THE ABOVE MENTIONED GROUND LEASE WAS TERMINATED BY DOCUMENT RECORDED UNDER INSTRUMENT NO. 2021-0756850, OF OFFICIAL RECORDS. (NOTE: SAID COVENANTS INCLUDE HOUSING AFFORDABILITY REQUIREMENTS)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- RIGHTS OF PARTIES IN POSSESSION.

RECORD DATA:

(R1) DENOTES RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 90, PAGE 80.
(R2) DENOTES RECORD DATA PER CERTIFICATE OF COMPLIANCE RECORDED 6/21/2011 AS DOC. #2011-0272621, O.R.

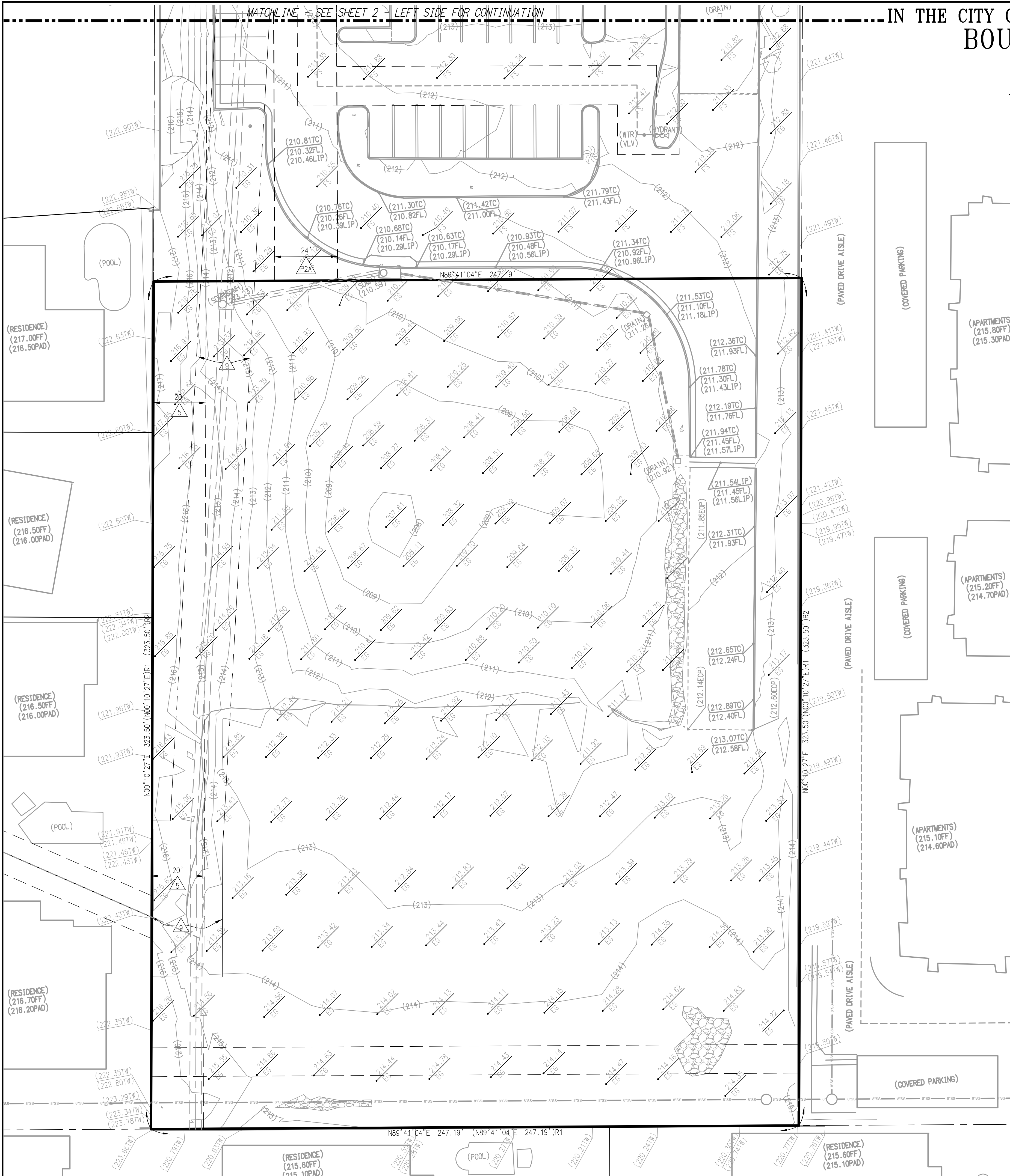
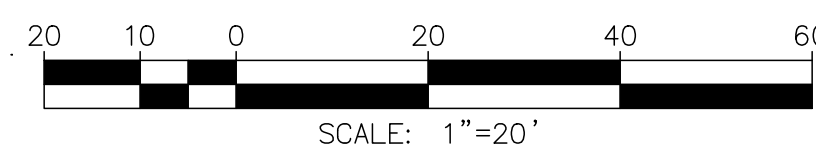
BENCHMARK:

BENCHMARK: CITY OF PALM DESERT #108 ELEVATION: 198.71 DATUM: NAVD88
DESCRIPTION: 2" BRASS DISK ON NORTH SIDE OF HOWLEY LANE WEST, 0.5 MILES EAST OF MONTEREY AVENUE, 33 FEET EAST OF THE NORTHERLY PROLONGATION OF AVENIDA SOLANA CENTERLINE TO SOUTH, ON TOP OF CURB, FLUSH.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 90, PAGE 80 OF SURVEYS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING NORTH 89°41'04" EAST.

SURVEY EXHIBIT



DISCLAIMER: INFORMATION SHOWN IS COMPILED STRICTLY FROM PUBLIC RECORDS AND FIELD SURVEY. THE SURVEYOR'S PUBLIC RECORDS LIMITED TO OFFICIAL MAPS FILED IN THE COUNTY SURVEYORS OFFICE. THE ABOVE MENTIONED SOURCES ARE THE BASIS FOR ALL CONSTRAINTS AND ADDITIONAL CONSTRAINTS MAY EXIST WHICH ARE NOT EXHAUSTIVE AND ADDITIONAL CONSTRAINTS MAY EXIST WHICH ARE NOT DISCLOSED IN THE ABOVE. THE CLIENT IS ADVISED TO CONTACT THE CITY FOR ADDITIONAL INFORMATION ON BUILDING DESIGN REGULATIONS.

ABBREVIATIONS:
SOMH: STORM DRAIN MANHOLE
SSMH: SANITARY MANHOLE
TC: TOP OF CURB
TOL: TOP OF COLUMN
V.V.: VALVE
W: WEST
WM: WATER METER
W.M.: WATER METER
CALLOUT: CALLOUT

SYMBOL LEGEND:
ROADWAYS: EDGE OF DIRT, EDGE OF CONC., EDGE OF ASPH.
PARKING: PARKING STRIPES, ROAD STRIPING
BUILDING: BUILDING
POOL: POOL
UTILITY (W/E): CATCH BASIN, PIPE LINE, FIRE HYDRANT, MANHOLE, STAKE/PIPE, TANK, DRIP INLET
RAILROAD: RAIL SIGNAL, BARBELLES, FENCE, RETAINING WALL, GARD RAIL
UTILITY (U/E): POWER POLE, POWER POLE W/ STREET LIGHT, STREET LIGHT, TRAFFIC SIGNAL, MISCELLANEOUS, WALK

LANDSCAPING AND TERRAIN:
TREES, SINGLE TREE, PALM, INDEX CONTOUR, INTER CONTOUR

UTILITY (U/E): POWER POLE, GUY WIRE, POWER POLE W/ STREET LIGHT, STREET LIGHT, TRAFFIC SIGNAL, MISCELLANEOUS, WALK

UTILITY (W/E): CATCH BASIN, PIPE LINE, FIRE HYDRANT, MANHOLE, STAKE/PIPE, TANK, DRIP INLET

RAILROAD: RAIL SIGNAL, BARBELLES, FENCE, RETAINING WALL, GARD RAIL

UTILITY (U/E): POWER POLE, GUY WIRE, POWER POLE W/ STREET LIGHT, STREET LIGHT, TRAFFIC SIGNAL, MISCELLANEOUS, WALK

LANDSCAPING AND TERRAIN: TREES, SINGLE TREE, PALM, INDEX CONTOUR, INTER CONTOUR

SYMBOL LEGEND: ROADWAYS, PARKING, BUILDING, POOL, UTILITY (W/E), UTILITY (U/E), RAILROAD, LANDSCAPING AND TERRAIN

EGAN CIVIL, INC.
10 BOY 5702 LA QUINTA, CA 92248-5702
(760) 404-7663 WWW.EGANCIVIL.COM

PROFESSIONAL SEAL: DANIEL EGAN, P.E., P.L.S. 8756

REVISIONS:

NO.	DATE	DESCRIPTION	BY	DATE	APP'D

FOR: CHELSEA INVESTMENT CORPORATION
COUNTRY CLUB DRIVE, PALM DESERT, CA 92260

FIELD CREW: JO/HA
MAPPING: TE/BDE
SCALE: 1" = 20'
JOB NUMBER: 20231190
DATE: DECEMBER 04, 2023
SHEET: 1
OF 2 SHEETS
FILE NO.: 20231190

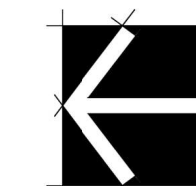
DATE OF FIELD SURVEY: 11/09/2023
EXHIBIT PREPARED: 12/04/2023



SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES					
	20	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24"BOX	L
	9	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	13	CERCIDIUM PRAECOX	SONORAN PALO VERDE	36" BOX	VL
	15	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	3	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES					
	20	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	L
	8	WASHINGTONIA HYBRID	HYPBRID FAN PALM	12' BTH	M
SHRUBS					
	14	ACACIA REDOLENS	BANK CATCLAW	1 GAL	VL
	61	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	23	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	15 GAL	L
	37	CARISSA M. 'TOMLINSON'	TOMLINSON NATAL PLUM	5 GAL	L
	47	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	L
	53	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	1 GAL	L
	76	DODONAEA VISCOSA	PURPLE LEAFED HOPSEED BUSH	5 GAL	L
	23	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE SPOTTED EMU BUSH	5 GAL	L
	19	EREMOPHILA X 'SUMMERTIME BLUE'	SUMMERTIME BLUE EMU BUSH	5 GAL	L
	24	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	L
	20	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	L
	24	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL	L
	73	RUSSELLIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL	M
GRASSES/GRASS-LIKE PLANTS					
	112	MUHLENBERGIA C. 'PINK CLOUD'	PINK MUHLY	5 GAL	M
SUCCULENTS					
	22	AGAVE DESMETTIANA	DWARF CENTURY PLANT	15 GAL	L
GROUND COVERS					
	32,306 SF	DECOMPOSED GRANITE (3/8" MAX.)	CALIFORNIA GOLD	SQ. FT.	

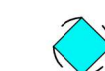
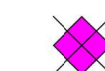
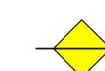

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE A LOW-FLOW POINT-TO-POINT DRIP SYSTEM UTILIZING A PRESSURE REDUCING VALVE AND FLOW SENSOR.
2. EACH SHRUB TO RECEIVE A RAIN BIRD XERI-BUG PRESSURE COMPENSATING DRIP EMITTER: (1) 1.0 GPH FOR LOW WATER USE SHRUB, (1) 2.0 GPH FOR MODERATE WATER USE SHRUB.
3. EACH TREE AND PALM TREE TO RECEIVE (2) RAIN BIRD 1402 BUBBLERS.



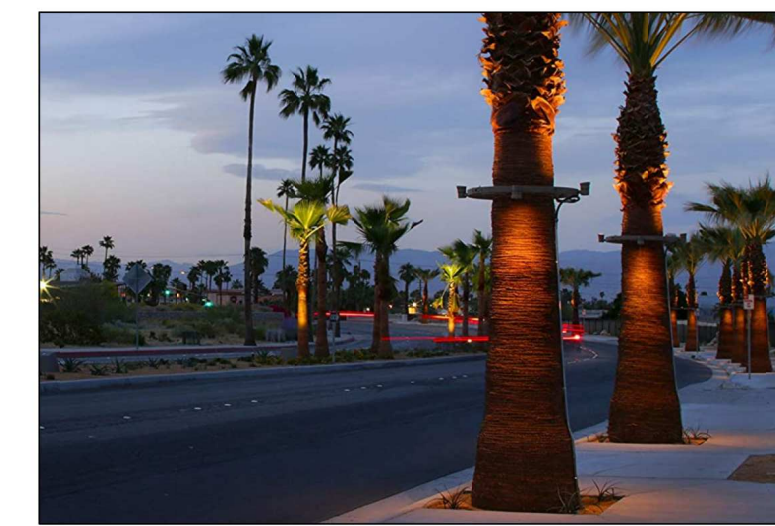


LIGHTING LEGEND

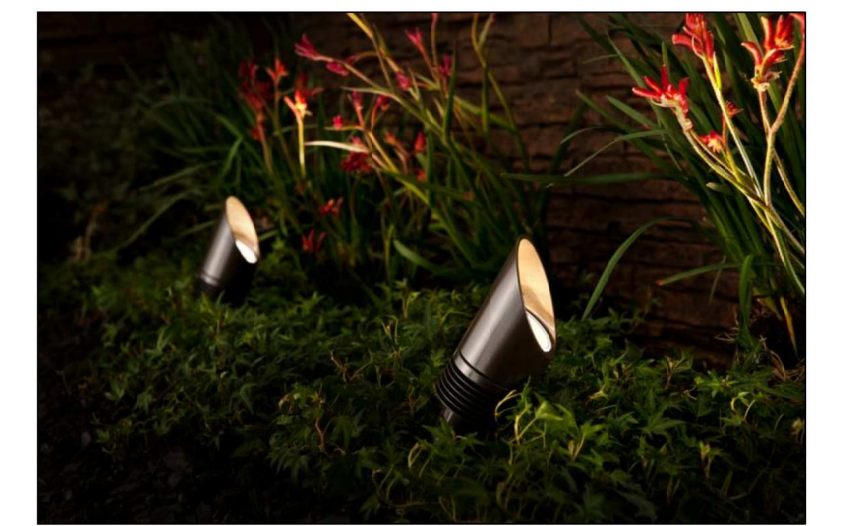
-  PALM UP-LIGHT - TRUNK MOUNTED RING
-  TREE UP-LIGHT
-  WALL / STEP LIGHT
-  OVERHEAD LIGHT

NOTE: LIGHTS TO BE ADJUSTABLE WITH NO LIGHT BLEED OVER PROPERTY LINE.

SAMPLE IMAGES:



PALM UP-LIGHT:
FX Luminaire Tree Ring
Accessory with DE Down Light
& NP LED Up Light or
approved equal



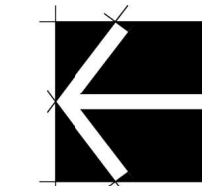
TREE UP-LIGHT:
FX Luminaire NP LED Up Light
or approved equal



WALL / STEP LIGHT



OVERHEAD LIGHT:
FX Luminaire DE Down Light
or approved equal



GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE

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

14. EMERGENCY LIGHTING FIXTURES AND BATTERY PACKS ARE TO BE PROVIDED BASED ON FOLLOWING THE CRITERIA:

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

LED LAMPS:

BODINE #BSL23 OR #BSL722 OR EQUAL IF AVAILABLE

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

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

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

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

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

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

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

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

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

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

LIGHTING CONTROL SYSTEM REQUIREMENTS

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

GENERAL NOTES

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

1. OUTDOOR PHOTOCCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICALLY)
2. TIME CLOCK FOR SCHEDULING
3. MOTION SENSING CONTROLS FOR LIGHT LESS THAN OR EQUAL TO 24FT
 - CAPABLE OF REDUCING POWER BY 50% - 90%, AND SEPARATELY TURNING OFF
 - 15 MINUTES MAX OF VACANCY, MUST GO TO DIMMER OR OFF STATE (HIGH / LOW)
 - EXCEPTIONS: LUMINARIES LESS THAN OR EQUAL TO 40W; BUILDING FACADE, ORNAMENTAL, OUTDOOR DINING, OUTDOOR SALES FRONTAGE LIGHTING

EXCEPTIONS: PER SECTION 140.7 LIGHTING FOR PUBLIC STREET.

ELECTRICAL SHEET INDEX

NO.	SHEET	DESCRIPTION
1	E-1.0	SITE LIGHTING NOTES
2	E-1.1	SITE LIGHTING PLAN
3	E-1.2	PHOTOMETRIC SITE PLAN
4	E-1.3	EGRESS PHOTOMETRIC SITE PLAN
5	E-1.4	LIGHTING SPECIFICATIONS



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DATE SIGNED: 3/19/24

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PROJECT:

Arc Village
Site Plan

DEVELOPER:

ARCHITECT:
The McKinley Assoc., Inc.
Architects & Planning

LOCATION:
Palm Desert
CA

REVISIONS

NO.	DATE	DESCRIPTION
Δ	03/19/24	PLANNING PLAN CHECK

SHEET NAME:
SITE LIGHTING NOTES

PROJECT NUMBER:
66529

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-1.0

