ATTACHMENT NO. 2

CITRUS & SUMMIT

FONTANA, CALIFORNIA

ARCHITECTURE

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CONCEPTUAL FIRE PROTECTION PLAN
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Site Summary	
APN	110-808-201 through -230
City	Fontana, CA
County	San Bernardino County
Occupancy Type	R-2
Construction Type	VB
Sprinkler Type	NFPA 13
Zoning	Village District
Site 1 Area	±16.37 AC*
Site 1A Area	±9.11 AC
Site 1B Area	±7.26 AC
Site 2 Area	±10.88 AC**
Total Site Area	±27.25 AC
Site 1 Dwelling Units	370 DU
Site 1A Dwelling Units	200 DU
Site 1B Dwelling Units	170 DU
Site 2 Dwelling Units	225 DU
Total Dwelling Units	595 DU
Site 1 Density	±22.6 DU/AC
Site 1A Density	±21.95 DU/AC
Site 1B Density	±23.42 DU/AC
Site 2 Density	±20.68 DU/AC
Total Density	±21.83 DU/AC

*Includes ±69,766 sf of Vacated Public ROW
**Includes ±40,852 sf of Vacated Public ROW

S1A, S1B, & S2 Unit Summary		NSF	Units	Private OS (NSF)
TH Plan 1-S2	4 beds-sxs	1504	88	72
TH Plan 2-S2	4 beds-sxs	1697	137	71
TH Plan 1	2 beds-tandem	1138	63	72
TH Plan 2	2 beds-tandem	1195	63	72
TH Plan 3	3 beds-tandem	1358	110	82
TH Plan 4	2 beds-tandem	1280	12	67
TH Plan 5	4 beds-sxs	1641	110	125
TH Plan 6	3 beds-sxs	1694	12	72
Total Units		595 units		

S1A, S1B, & S2 Bedroom Count		
Total # of 2 Bedrooms:	138	23%
Total # of 3 Bedrooms:	122	21%
Total # of 4 Bedrooms:	335	56%

S1A, S1B, & S2 Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	893 spaces total	
Parking Provided	1190 spaces (garage)	
	120 spaces (open)	
Total Provided	1310	±2.2 sp/unit

S1A, S1B, & S2 Common Open Space		
Required (of total site)	5%	59351 SF
Provided (of total site)	7.02%	±83355 SF

S1A & S1B Common Courtyards at Courts (S2 - N/A)	
Required	20'x20'min; 1:1 aprox. W/H/D ratio
Provided	±30,285 SF w/ 20x20 min dimension

S1A Unit Summary		NSF	Units	Private OS (NSF)	Percentage
TH Plan 1	2 beds-tandem	1138	31	72	15.5%
TH Plan 2	2 beds-tandem	1195	31	72	15.5%
TH Plan 3	3 beds-tandem	1358	63	82	31.5%
TH Plan 4	2 beds-tandem	1280	6	67	3.0%
TH Plan 5	4 beds-sxs	1641	63	125	31.5%
TH Plan 6	3 beds-sxs	1694	6	72	3.0%
Total Units		200 units		(^20 accessible units - 10% required)	

S1A Bedroom Count		
Total # of 2 Bedrooms:	68	34.0%
Total # of 3 Bedrooms:	69	34.5%
Total # of 4 Bedrooms:	63	31.5%

S1A Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	300 spaces total	
Parking Provided	400 spaces (garage)	
	73 spaces (open)	
Total Provided	473	±2.37 sp/unit

S1A Common Open Space		
Required (of total site)	5%	19842 SF
Provided (of total site)	5.76%	±22855 SF

S1A Common Courtyards	
Required	20'x20'min; 1:1 aprox. W/H/D ratio
Provided	±17285 SF w/ 20x20 min dimension

S1B Unit Summary		NSF	Units	Private OS (NSF)	Percentage
TH Plan 1	2 beds-tandem	1138	32	72	18.8%
TH Plan 2	2 beds-tandem	1195	32	72	18.8%
TH Plan 3	3 beds-tandem	1358	47	82	27.6%
TH Plan 4^	2 beds-tandem	1280	6	67	3.5%
TH Plan 5	4 beds-sxs	1641	47	125	27.6%
TH Plan 6	3 beds-sxs	1694	6	72	3.5%
Total Units		170 units		(^17 accessible units - 10% required)	

S1B Bedroom Count		
Total # of 2 Bedrooms:	70	41.2%
Total # of 3 Bedrooms:	53	31.2%
Total # of 4 Bedrooms:	47	27.6%

S1B Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	255 spaces total	
Parking Provided	340 spaces (garage)	
	22 spaces (open)	
Total Provided	362	±2.13 sp/unit

S1B Common Open Space		
Required (of total site)	5%	15812 SF
Provided (of total site)	5.38%	±17000 SF

S1B Common Courtyards at Courts	
Required	20'x20'min; 1:1 aprox. W/H/D ratio
Provided	±13000 SF w/ 20x20 min dimension

S2 Unit Summary		NSF	Units	Private OS (NSF)	Percentage
TH Plan 1-S2	4 beds-sxs	1504	88	72	39.1%
TH Plan 2-S2^	4 beds-sxs	1697	137	71	60.9%
Total Units		225 units		(^23 accessible units - 10% required)	

S2 Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	337.5 spaces total	
Parking Provided	450 spaces (garage)	
	25 spaces (open)	
Total Provided	475	±2.11 sp/unit

S2 Common Open Space		
Required (of total site)	5%	23697 SF
Provided (of total site)	9.18%	±43500 SF

S2 Common Courtyards at Courts - N/A

FOR ARCHITECTURAL REFERENCE ONLY
REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC INFORMATION

SITE IMPROVEMENTS PER CIVIL

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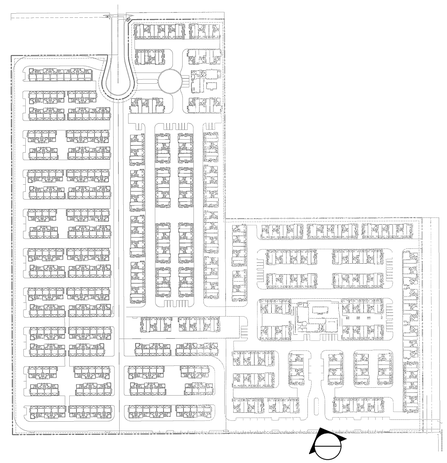
ARCHITECTURAL SITE PLAN **A1.00**



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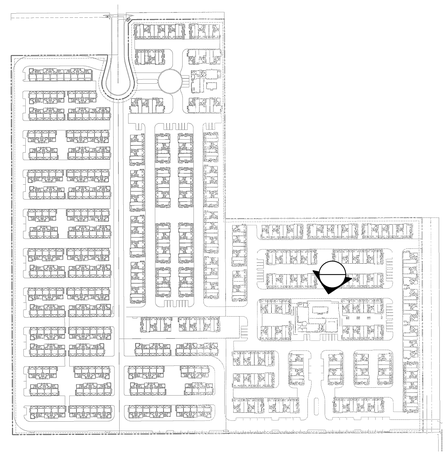
PERSPECTIVE RENDERING - SITE 1A
VIEW OF PROJECT ENTRY

A1.01



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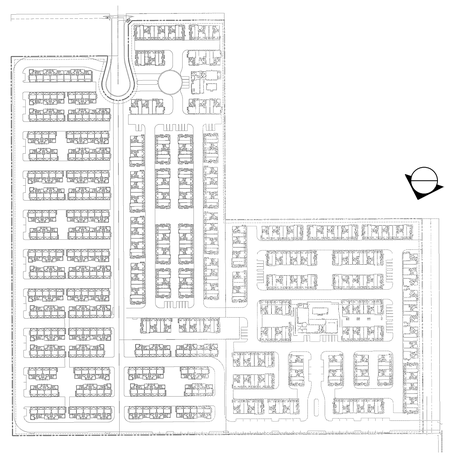
PERSPECTIVE RENDERING - SITE 1A
VIEW OF CENTRAL COMMUNITY AMENITY AREA

A1.02



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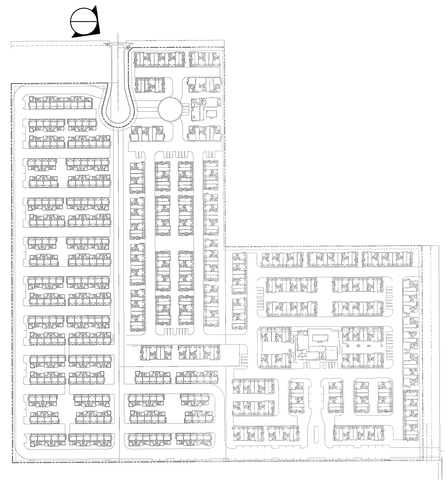
PERSPECTIVE RENDERING - SITE 1A
VIEW ALONG CITRUS AVE.

A1.03



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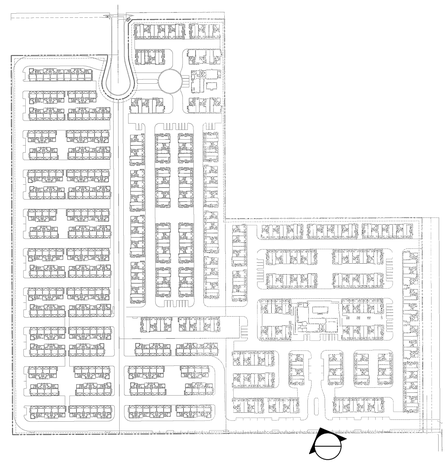
PERSPECTIVE RENDERING - SITE 1B
VIEW ALONG SUMMIT AVE.

A1.04



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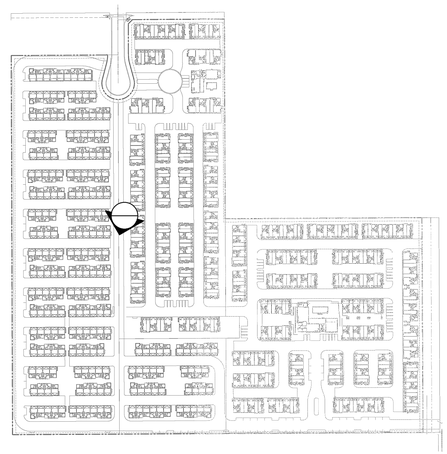
PERSPECTIVE RENDERING - SITE 1B
VIEW OF PROJECT ENTRY ALONG EDWARD AVE.

A1.05



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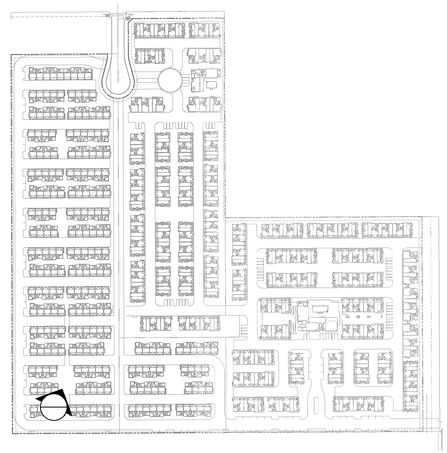
PERSPECTIVE RENDERING - SITE 2
VIEW ALONG INTERNAL ROAD

A1.06



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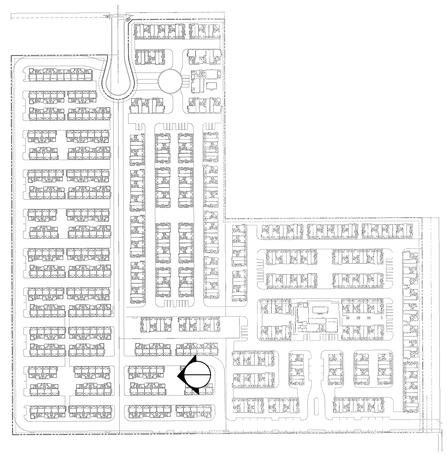
PERSPECTIVE RENDERING - SITE 2
VIEW OF TOT LOT WITH TURF

A1.07



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PERSPECTIVE RENDERING - SITE 2
VIEW OF INTERNAL COURTYARD

A1.08

MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

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B610 PERSPECTIVE - SITE 1B

A2.00

FRONT

RIGHT

REAR

LEFT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 4,7
COURT: BUILDINGS 8,9,20,21

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0 4 8 16 Scale 1" = 8'

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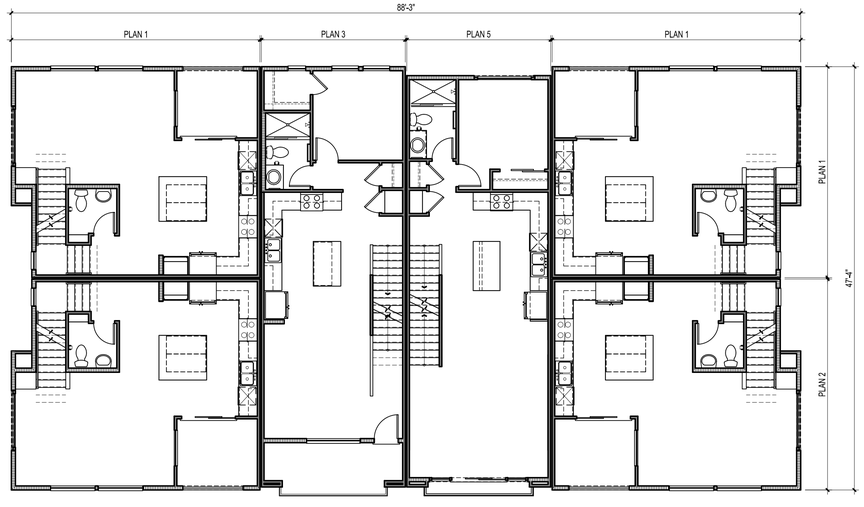
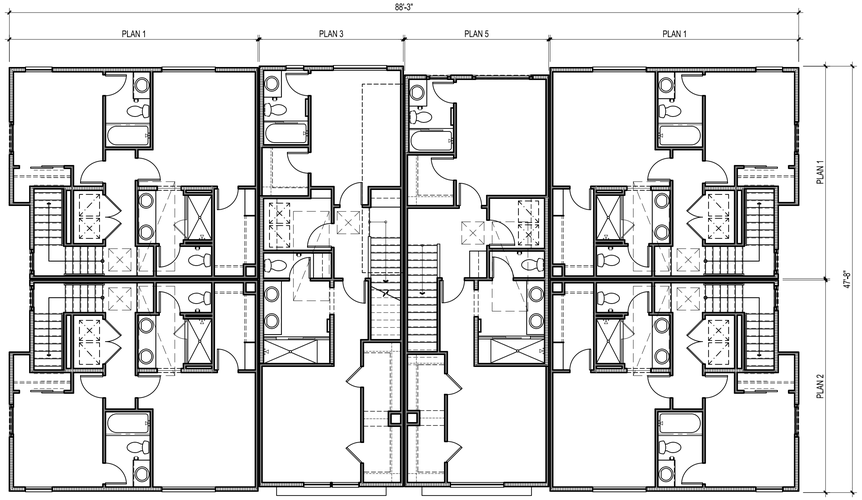
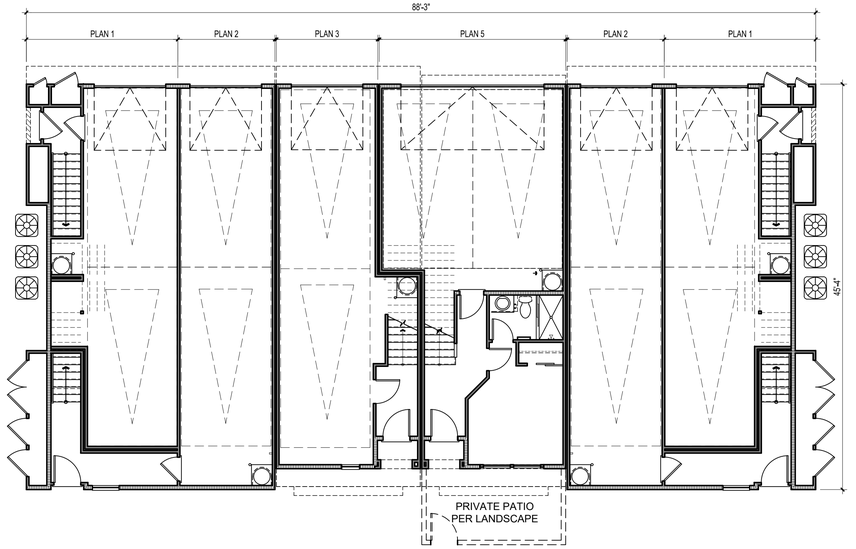
B610 ELEVATIONS - SITE 1B **A2.01**



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 4,7
COURT: BUILDINGS 8,9,20,21

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B610 BUILDING PLANS - SITE 1B **A2.02**

SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

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B620 PERSPECTIVE - SITE 1A **A2.10**

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile

SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 25,40,41,49,50
COURT: BUILDINGS 34,37,42,43

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B620 ELEVATIONS - SITE 1A **A2.11**

MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B620 PERSPECTIVE - SITE 1B **A2.12**

FRONT

RIGHT

REAR

LEFT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: DOORYARD AT BUILDING 2
ROWHOUSE: BUILDINGS 2,10,23
COURT: N/A

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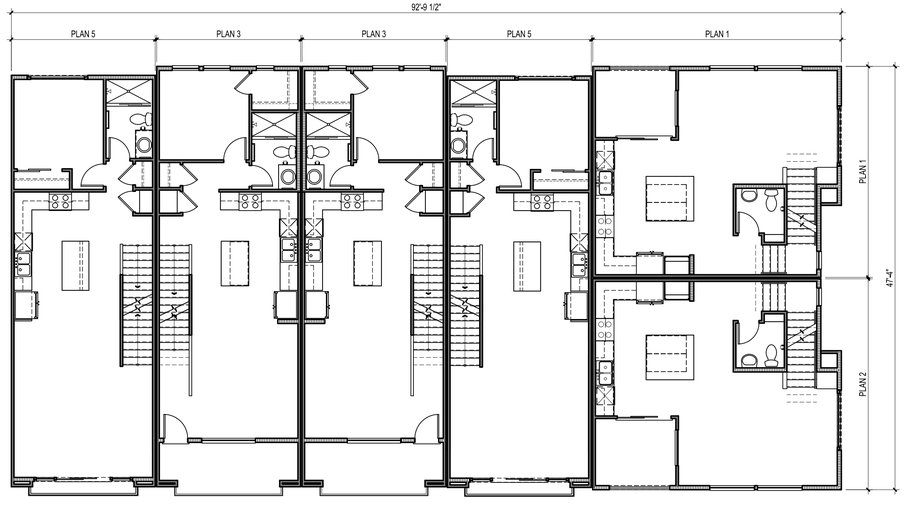
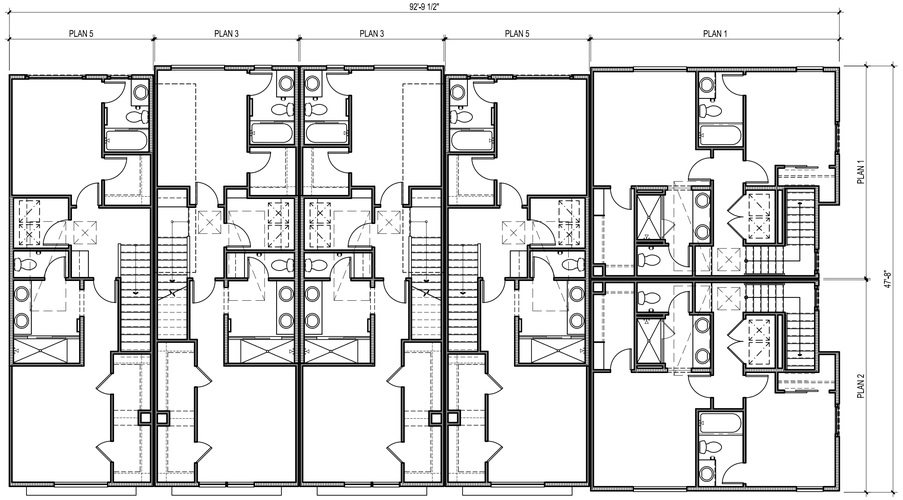
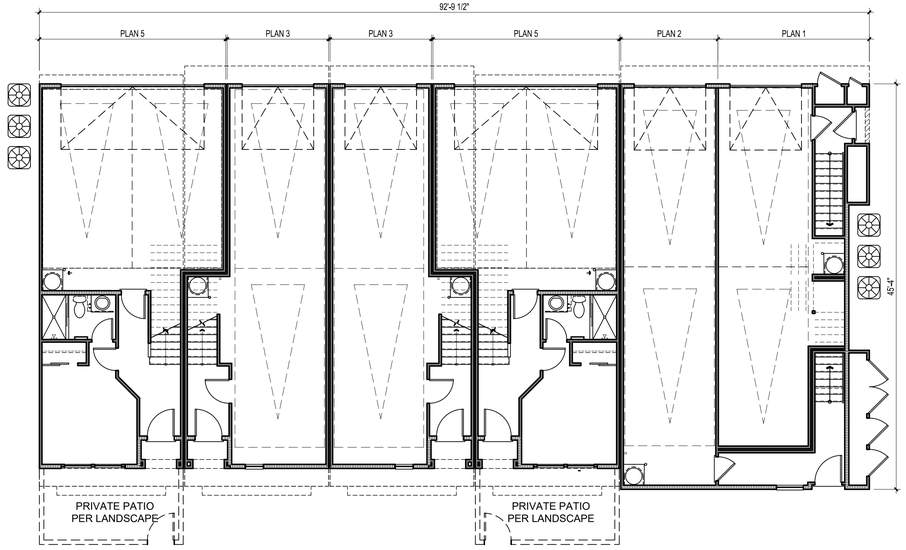
B620 ELEVATIONS - SITE 1B **A2.13**



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: DOORYARD AT BUILDING 2
ROWHOUSE: BUILDINGS 2,10,23,25,40,41,49,50
COURT: BUILDINGS 34,37,42,43

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0 4 8 16 Scale 1" = 8'

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B620 BUILDING PLANS - SITE 1A & 1B **A2.14**

SPANISH STYLE SHOWN
COLOR SCHEME 2 SHOWN

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B630 PERSPECTIVE - SITE 1A **A2.20**

FRONT

RIGHT

REAR

LEFT

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile

SPANISH STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: DOORYARD AT BUILDINGS 44,45,46
ROWHOUSE: BUILDINGS 44,45,46
COURT: N/A

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B630 ELEVATIONS - SITE 1A **A2.21**

MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

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B630 PERSPECTIVE - SITE 1B

A2.22

FRONT

RIGHT

REAR

LEFT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 3, 5, 6
COURT: N/A

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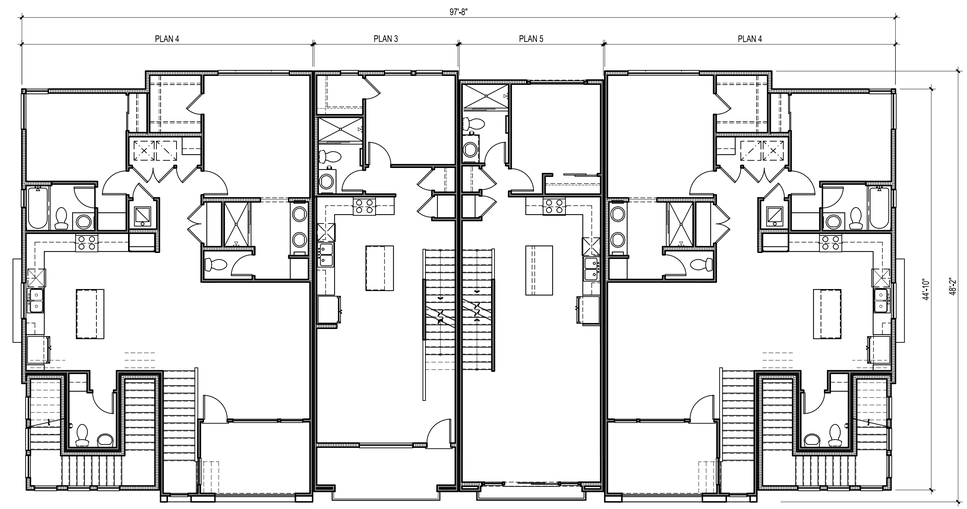
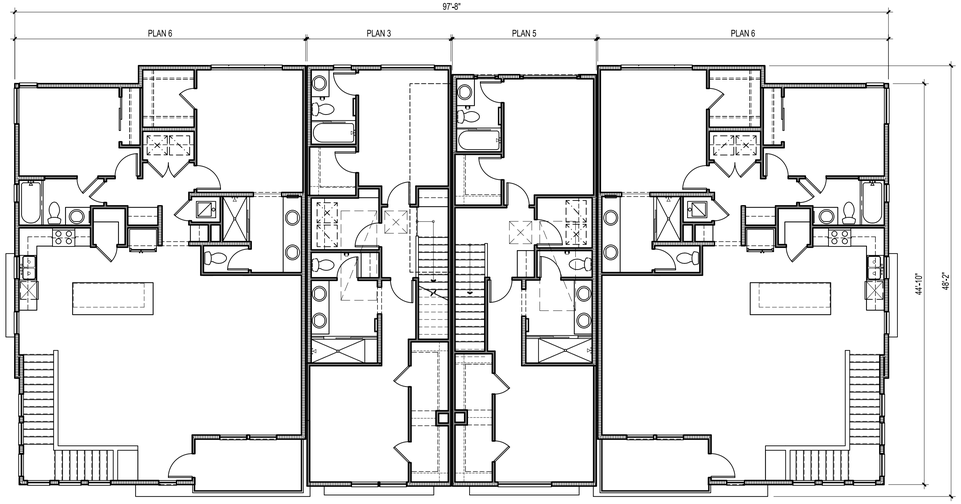
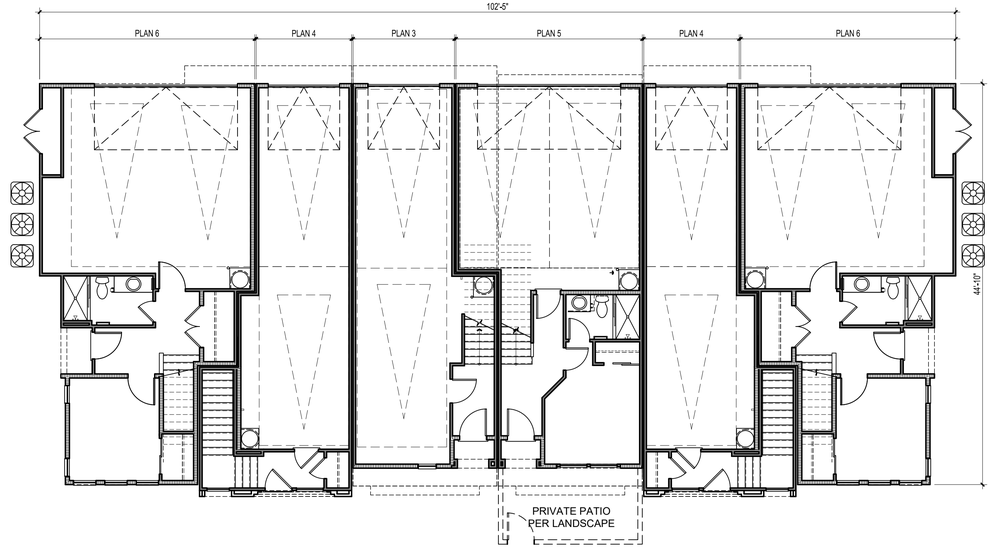
B630 ELEVATIONS - SITE 1B **A2.23**



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

FRONTAGE: DOORYARD AT BUILDINGS 44,45,46
ROWHOUSE: BUILDINGS 3,5,6,44,45,46
COURT: N/A

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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B630 BUILDING PLANS - SITE 1A & 1B **A2.24**

MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
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B810 PERSPECTIVE - SITE 1B

A2.30

FRONT

RIGHT

REAR

LEFT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: N/A
COURT: BUILDINGS 12,13,16,17

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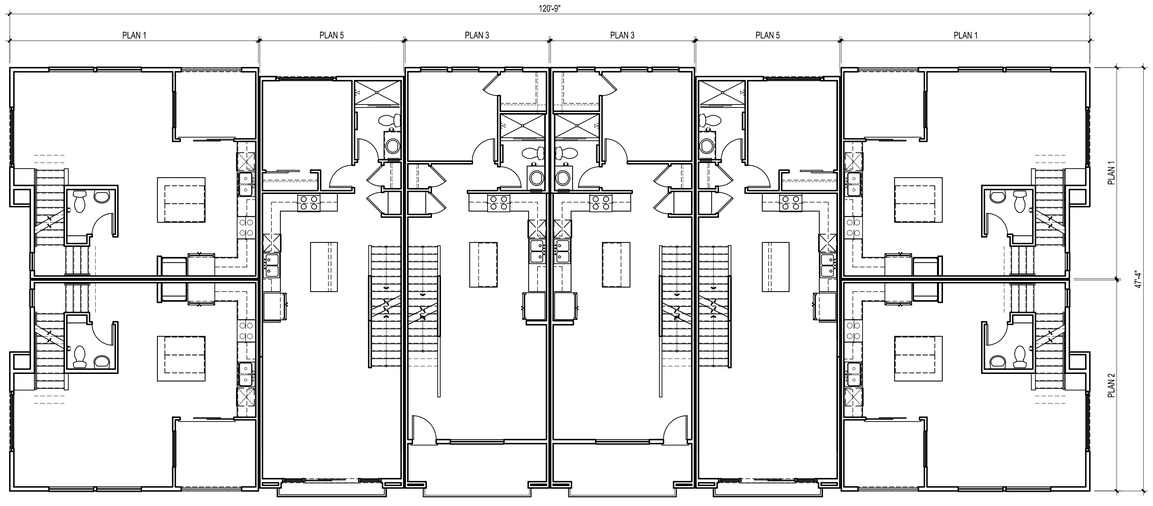
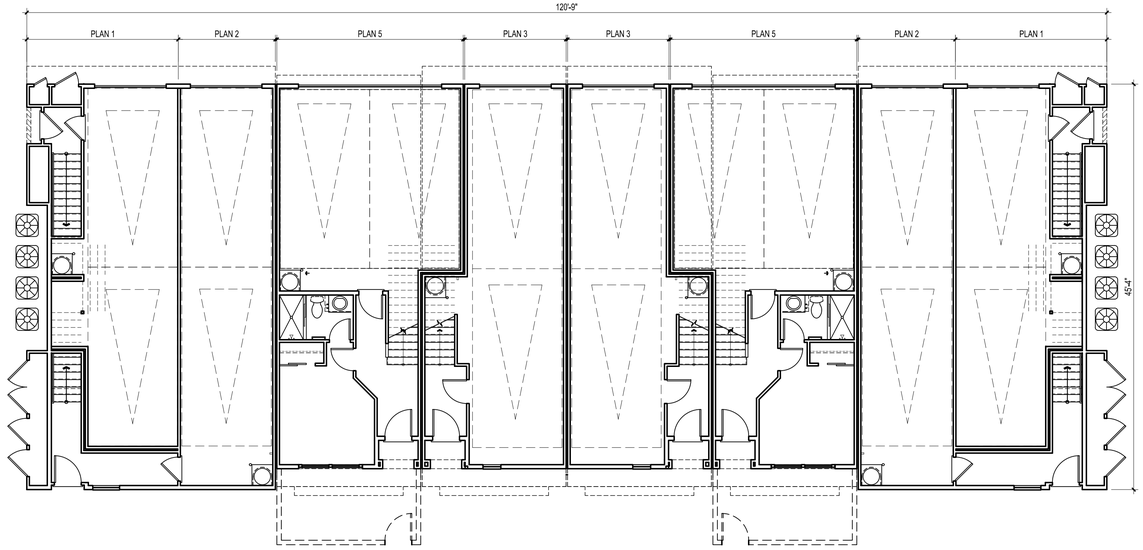
SCHEMATIC DESIGN
September 30, 2025

B810 ELEVATIONS - SITE 1B **A2.31**



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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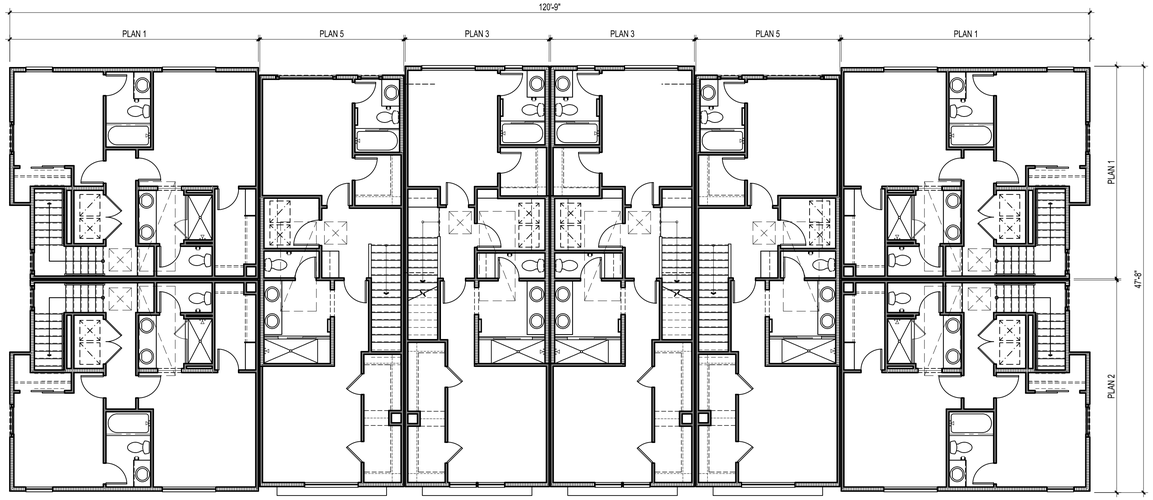
SCHEMATIC DESIGN
September 30, 2025

B810 BUILDING PLANS - SITE 1B

A2.32



THIRD FLOOR PLAN

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SCHEMATIC DESIGN
September 30, 2025

B810 BUILDING PLANS - SITE 1B

A2.33

SPANISH STYLE SHOWN
COLOR SCHEME 3 SHOWN

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SCHEMATIC DESIGN
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B820 PERSPECTIVE - SITE 1A **A2.40**

FRONT

RIGHT

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile

REAR

LEFT

SPANISH STYLE SHOWN
COLOR SCHEME 3 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 26
COURT: BUILDINGS 35,36,38,39

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SCHEMATIC DESIGN
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B820 ELEVATIONS - SITE 1A **A2.41**

MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B820 PERSPECTIVE - SITE 1B

A2.42

FRONT

RIGHT

LEGEND - TRANSITIONAL STYLE

- 1 Stucco, Light Sand Finish (20/30)
- 2 Fiber Cement Siding
- 3 Stone Veneer
- 4 Bay Window
- 5 Vinyl Window
- 6 Stucco Recess / Reveal at Windows/Doors
- 7 Metal Railing
- 8 Stucco Arched (Soffit)
- 9 Fiberglass Entry Door
- 10 Decorative Exterior Lights & Raised Address Sign
- 11 Metal Sectional Garage Door
- 12 Flat Roof with Wood Fascia Board
- 13 Parapet Wall

REAR

LEFT

MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 11,14,15,18,19,22,24
COURT: N/A

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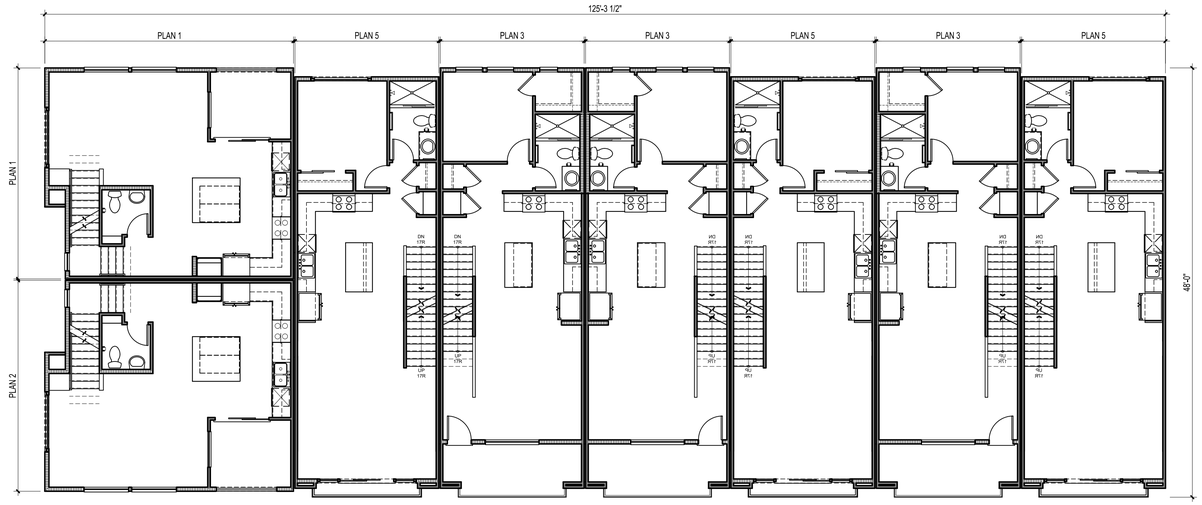
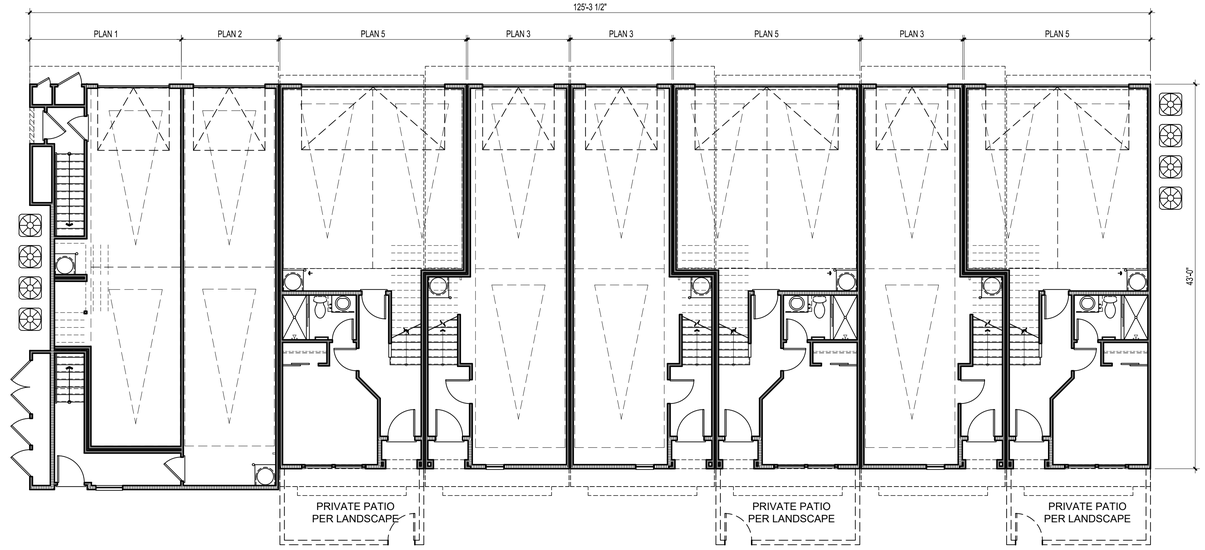
SCHEMATIC DESIGN
September 30, 2025

B820 ELEVATIONS - SITE 1B **A2.43**



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 11,14,15,18,19,22,24,26
COURT: BUILDINGS 35,36,38,39

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SCHEMATIC DESIGN
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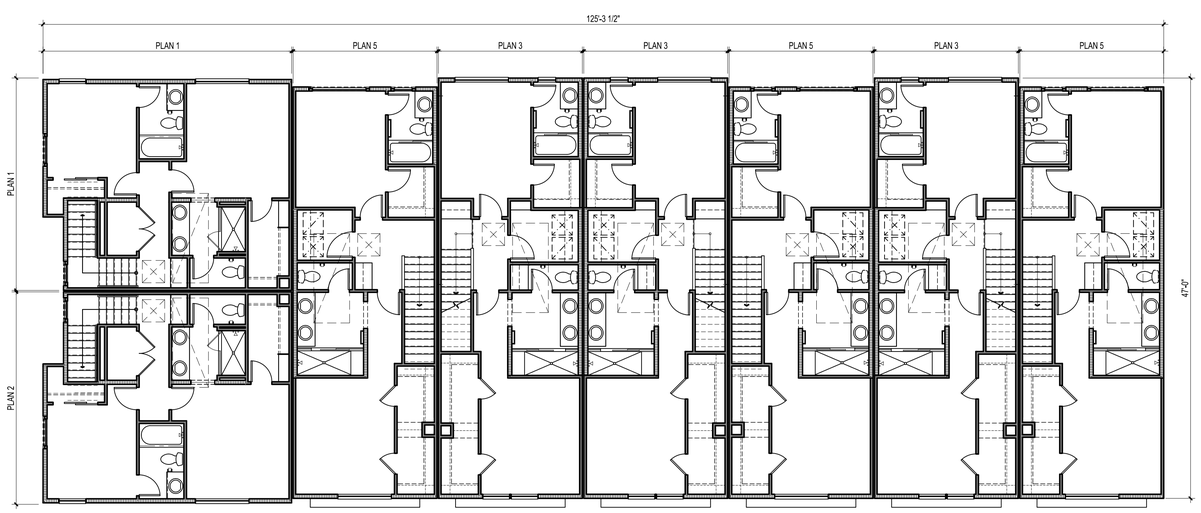
B820 BUILDING PLANS - SITE 1A & 1B **A2.44**



THIRD FLOOR PLAN

SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B1010 PERSPECTIVE - SITE 1A **A2.50**

FRONT

RIGHT

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile

REAR

LEFT

SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: DOORYARD AT BUILDING 47
ROWHOUSE: BUILDINGS 28,29,47,48
COURT: BUILDINGS 30,31,32,33

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B1010 ELEVATIONS - SITE 1A **A2.51**

MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

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B1010 PERSPECTIVE - SITE 1B

A2.52

FRONT

RIGHT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

REAR

LEFT

MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

FRONTAGE: DOORYARD AT BUILDING 1
ROWHOUSE: BUILDING 1
COURT: N/A

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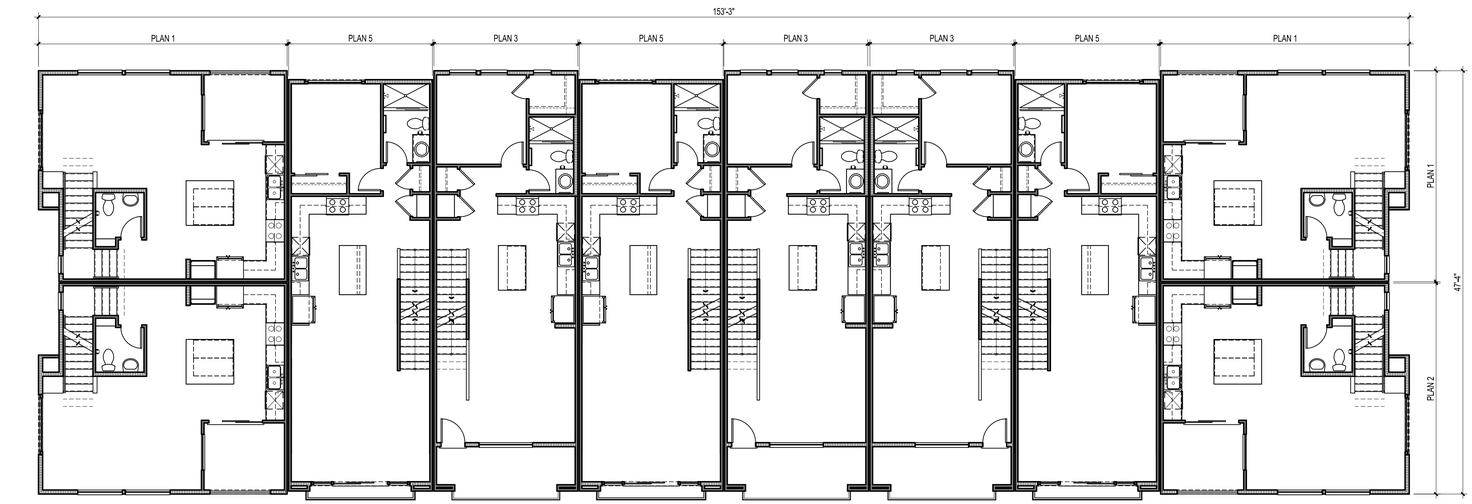
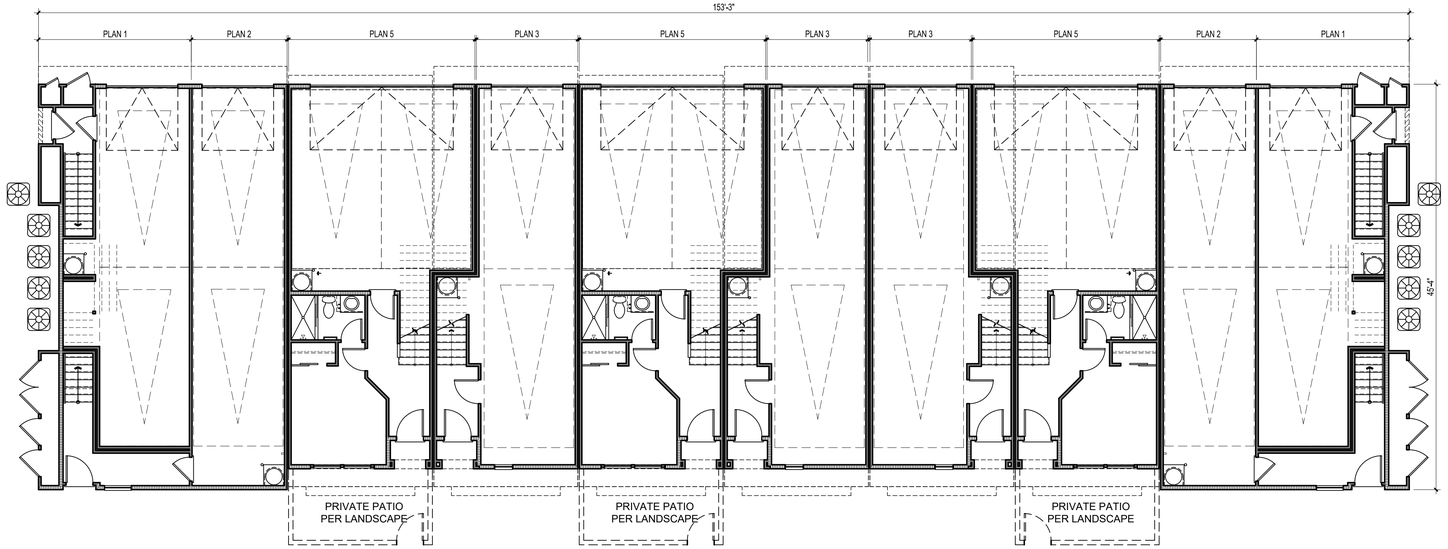
B1010 ELEVATIONS - SITE 1B **A2.53**



SECOND FLOOR



FIRST FLOOR

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: DOORYARD AT BUILDING 1
ROWHOUSE: BUILDINGS 1,28,29,47,48
COURT: BUILDINGS 30,31,32,33

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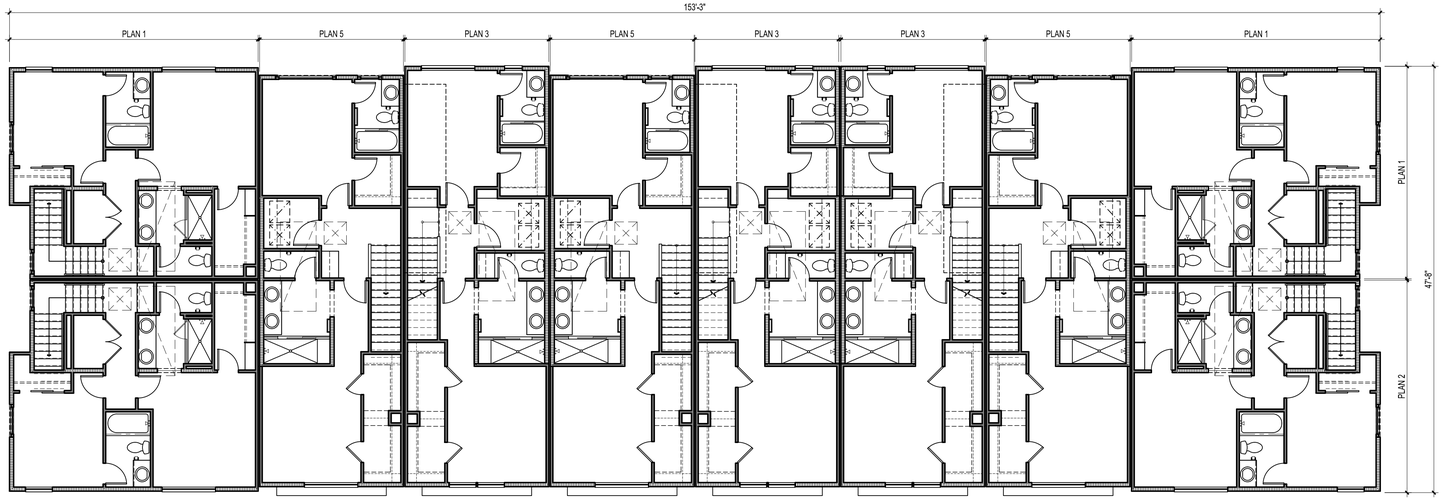
B1010 BUILDING PLANS - SITE 1A & 1B **A2.54**



THIRD FLOOR PLAN

FRONTAGE: DOORYARD AT BUILDING 1
ROWHOUSE: BUILDINGS 1,28,29,47,48
COURT: BUILDINGS 30,31,32,33

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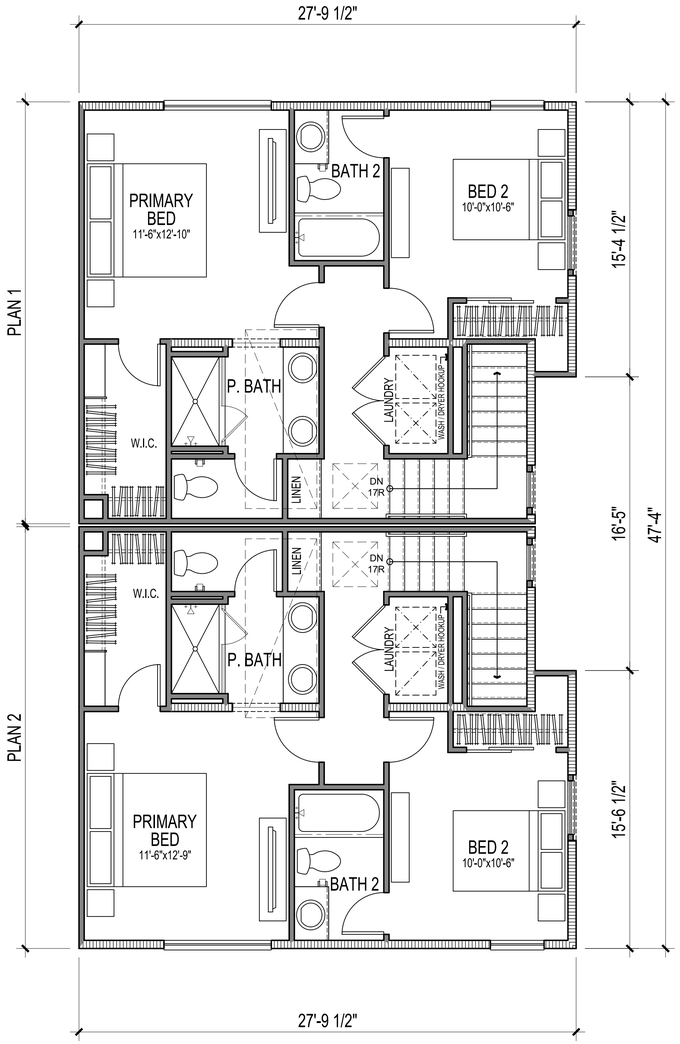
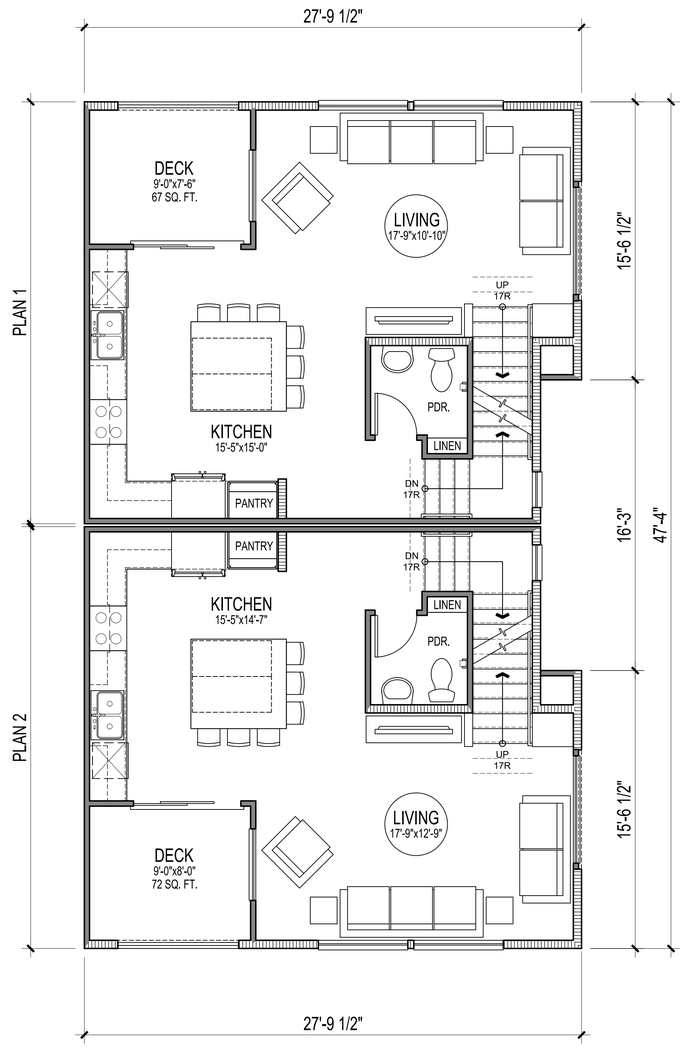
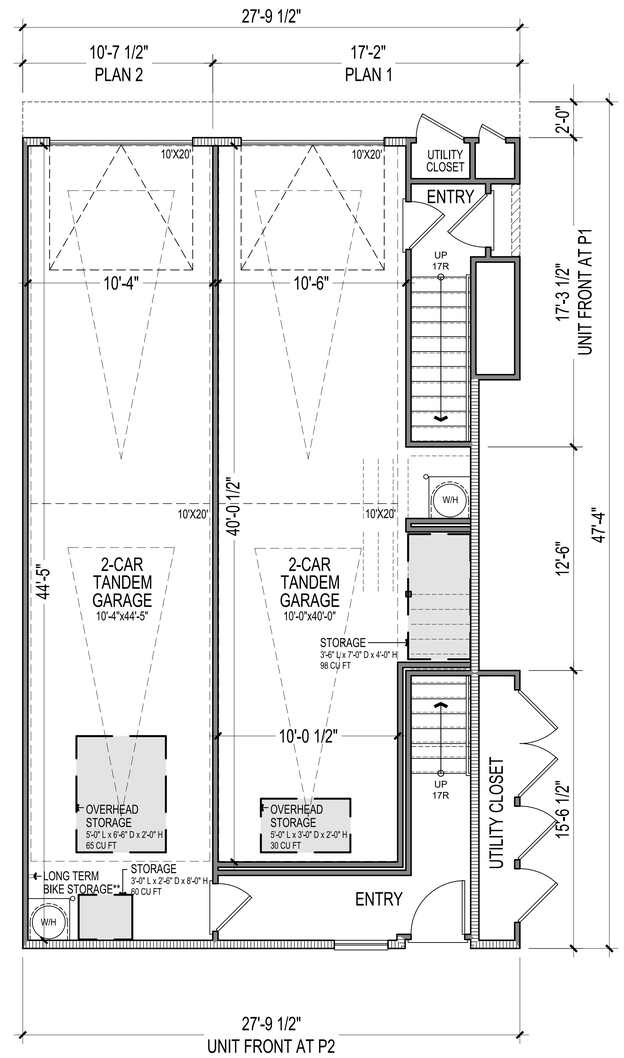
B1010 BUILDING PLANS - SITE 1A & 1B **A2.55**



THIRD FLOOR



SECOND FLOOR



* REFER TO BUILDING PLANS FOR AC LOCATIONS
** REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS

FIRST FLOOR

PLAN 2 NET SF		PLAN 1 NET SF	
1ST FLOOR	122 SQ. FT.	1ST FLOOR	75 SQ. FT.
2ND FLOOR	517 SQ. FT.	2ND FLOOR	517 SQ. FT.
3RD FLOOR	550 SQ. FT.	3RD FLOOR	550 SQ. FT.
TOTAL LIVING	1190 SQ. FT.	TOTAL LIVING	1142 SQ. FT.
DECK	72 SQ. FT.	DECK	67 SQ. FT.
GARAGE	459 SQ. FT.	GARAGE	415 SQ. FT.
PLAN 2 GROSS SF		**PLAN 1 GROSS SF**	
1ST FLOOR	147 SQ. FT.	1ST FLOOR	119 SQ. FT.
2ND FLOOR	558 SQ. FT.	2ND FLOOR	563 SQ. FT.
3RD FLOOR	584 SQ. FT.	3RD FLOOR	584 SQ. FT.
TOTAL LIVING	1289 SQ. FT.	TOTAL LIVING	1266 SQ. FT.
DECK	79 SQ. FT.	DECK	79 SQ. FT.
GARAGE	489 SQ. FT.	GARAGE	483 SQ. FT.

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0 2 4 8 Scale 1" = 4'

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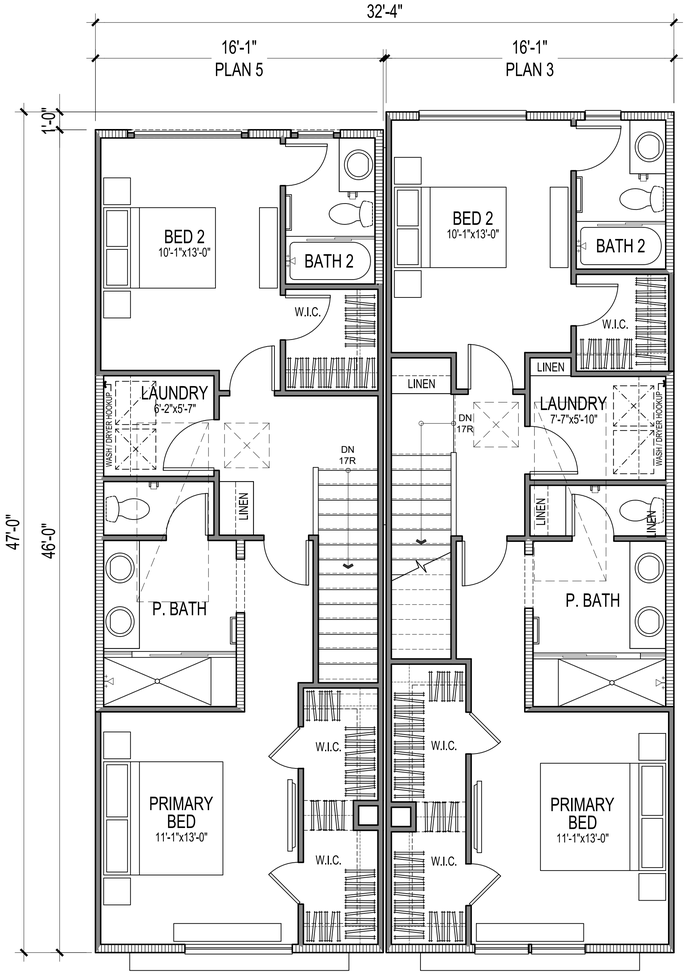
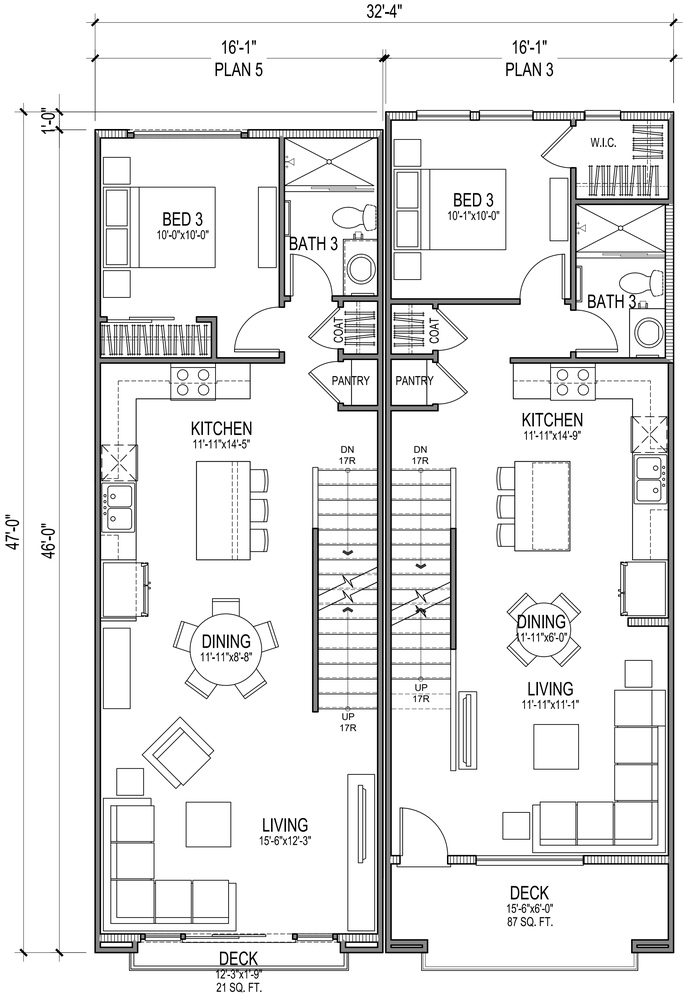
UNIT PLANS - P1 & P2
SITE 1A/1B

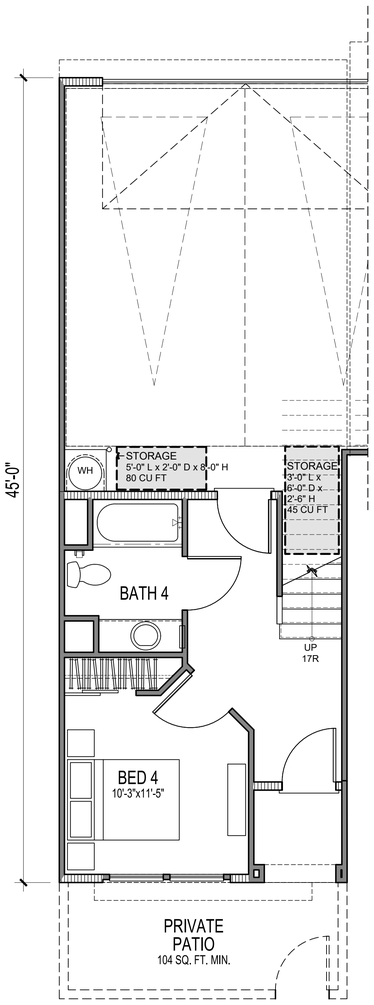
A2.60



THIRD FLOOR

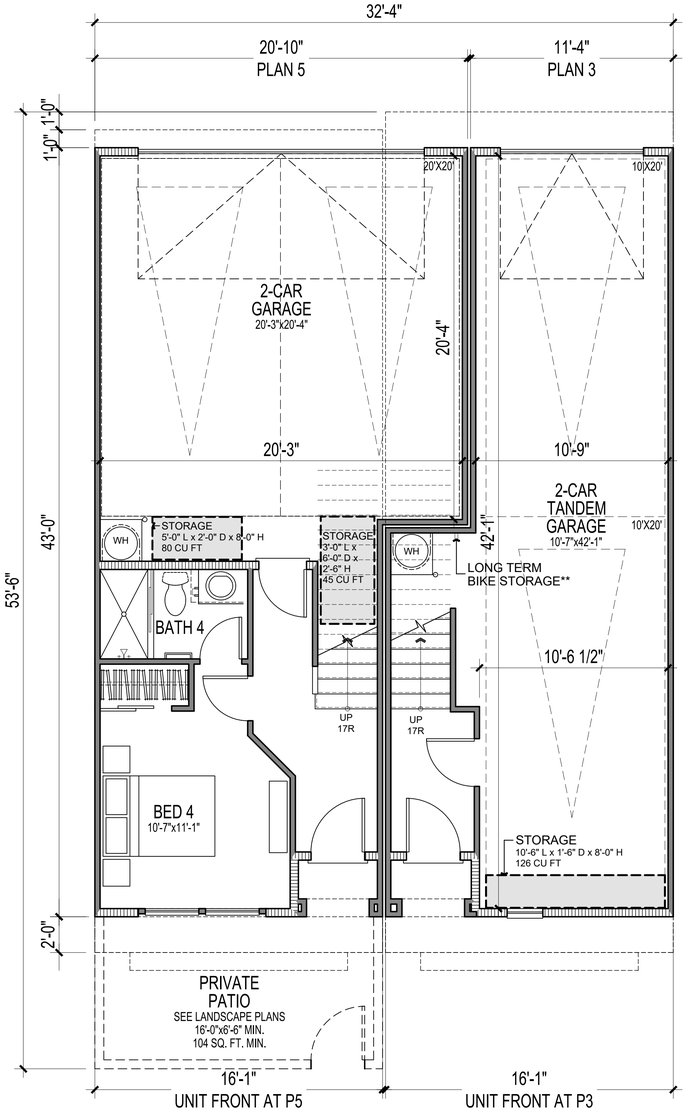


SECOND FLOOR



FIRST FLOOR (ACCESSIBLE UNIT)
*REFER TO SITE PLAN FOR LOCATIONS

ADDITIONAL +22 SF IN PLAN



*REFER TO BUILDING PLANS FOR AC LOCATIONS
** REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS
FIRST FLOOR

PLAN 5 NET SF		PLAN 3 NET SF	
1ST FLOOR	297 SQ. FT.	1ST FLOOR	82 SQ. FT.
2ND FLOOR	690 SQ. FT.	2ND FLOOR	636 SQ. FT.
3RD FLOOR	655 SQ. FT.	3RD FLOOR	672 SQ. FT.
TOTAL LIVING	1641 SQ. FT.	TOTAL LIVING	1390 SQ. FT.
DECK	21 SQ. FT.	DECK	87 SQ. FT.
GARAGE	448 SQ. FT.	GARAGE	476 SQ. FT.
P5 GROSS SF		**P3 GROSS SF**	
1ST FLOOR	322 SQ. FT.	1ST FLOOR	94 SQ. FT.
2ND FLOOR	733 SQ. FT.	2ND FLOOR	669 SQ. FT.
3RD FLOOR	697 SQ. FT.	3RD FLOOR	715 SQ. FT.
TOTAL LIVING	1752 SQ. FT.	TOTAL LIVING	1477 SQ. FT.
DECK	21 SQ. FT.	DECK	92 SQ. FT.
GARAGE	454 SQ. FT.	GARAGE	509 SQ. FT.

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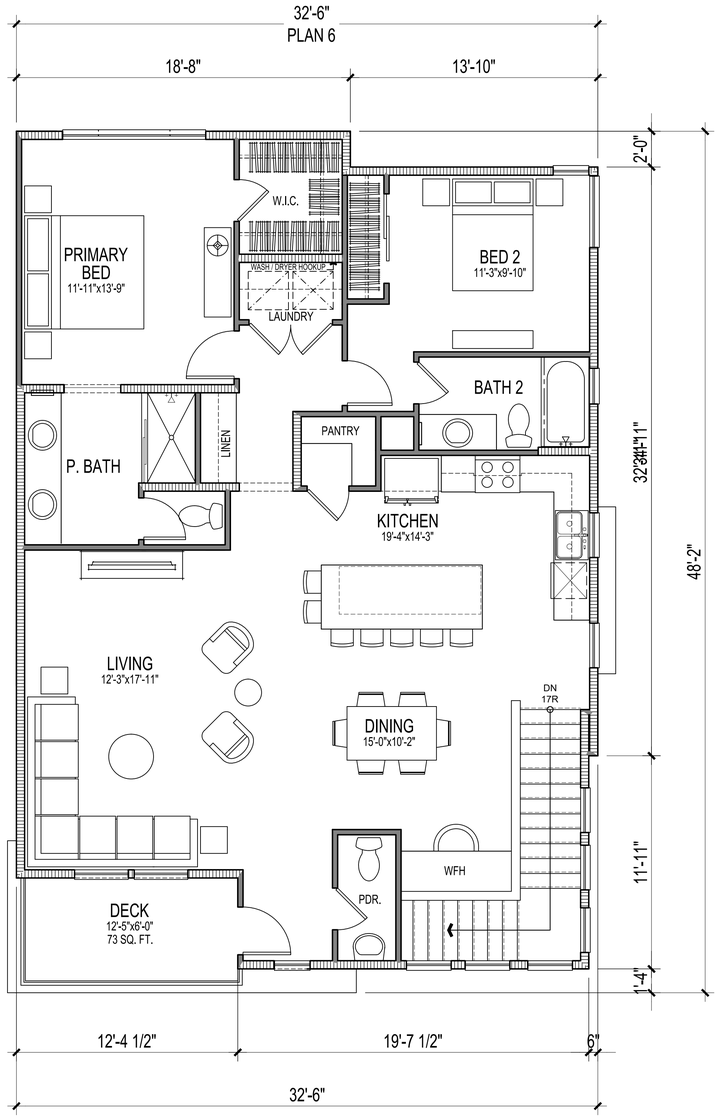
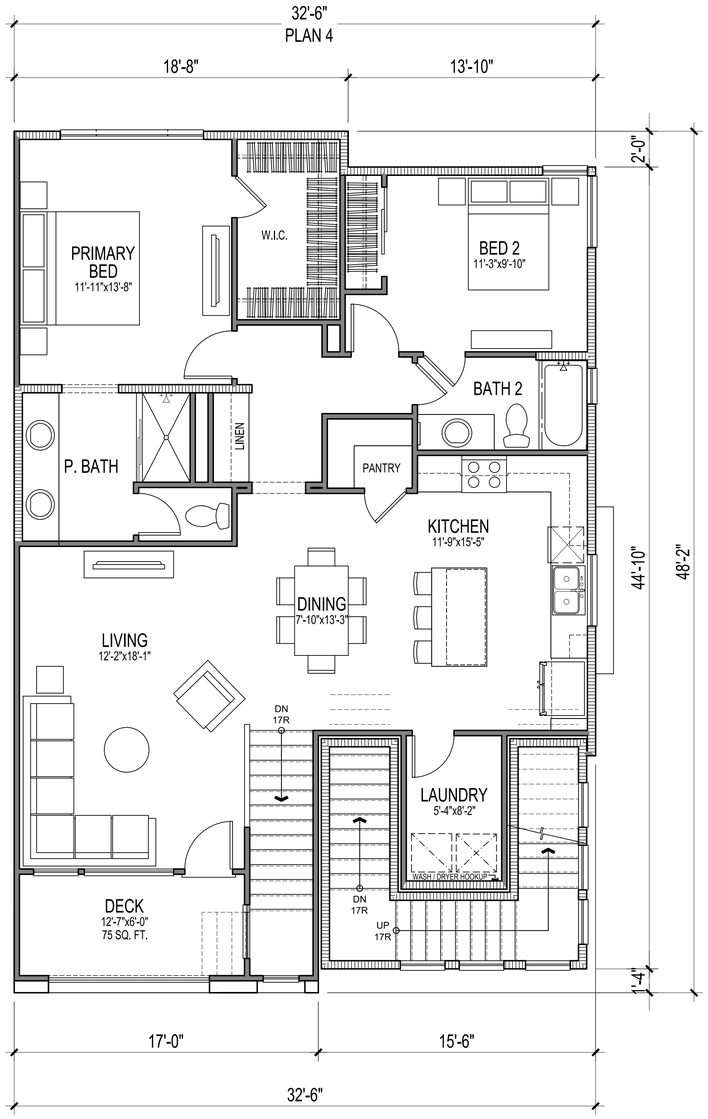
September 30, 2025

UNIT PLANS - P3 & P5
SITE 1A/1B

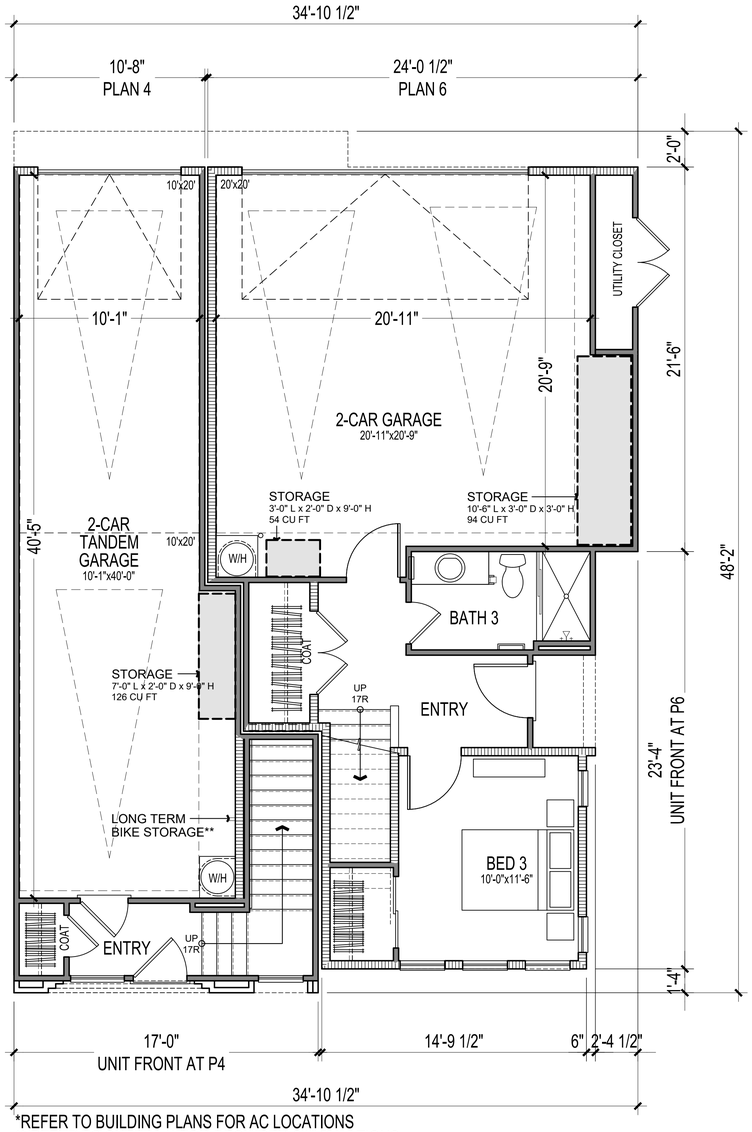
A2.61



THIRD FLOOR



SECOND FLOOR



*REFER TO BUILDING PLANS FOR AC LOCATIONS
** REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS

FIRST FLOOR

PLAN 4 NET SF		PLAN 6 NET SF	
1ST FLOOR	100 SQ. FT.	1ST FLOOR	331 SQ. FT.
2ND FLOOR	1189 SQ. FT.	2ND FLOOR	105 SQ. FT.
3RD FLOOR	-	3RD FLOOR	1286 SQ. FT.
TOTAL LIVING	1289 SQ. FT.	TOTAL LIVING	1721 SQ. FT.
DECK	75 SQ. FT.	DECK	73 SQ. FT.
GARAGE	442 SQ. FT.	GARAGE	478 SQ. FT.
PLAN 4 GROSS SF		**PLAN 6 GROSS SF**	
1ST FLOOR	119 SQ. FT.	1ST FLOOR	367 SQ. FT.
2ND FLOOR	1246 SQ. FT.	2ND FLOOR	137 SQ. FT.
3RD FLOOR	-	3RD FLOOR	1343 SQ. FT.
TOTAL LIVING	1364 SQ. FT.	TOTAL LIVING	1848 SQ. FT.
DECK	77 SQ. FT.	DECK	73 SQ. FT.
GARAGE	473 SQ. FT.	GARAGE	530 SQ. FT.

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UNIT PLANS - P4 & P6
SITE 1A/1B

A2.62

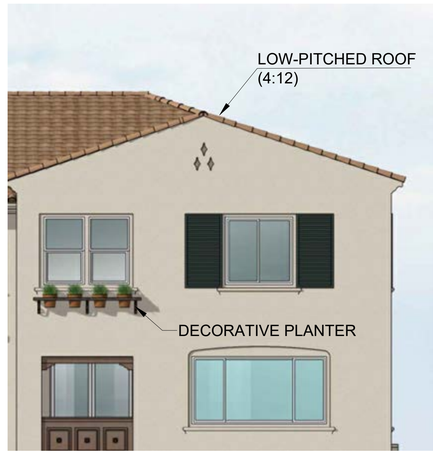
STYLE ELEMENTS	
Form	• Asymmetrical massing
Entry	• Detailed door surround • Arched or half-arched doorways/openings
Roof and Materials	• Low-pitched hip or gable • Short or no hangover parapet roofs • Concrete S-tile or barrel mission tile roof
Details	• Shutters • Ornamental wrought iron • Vertical window proportions • Arched window or door openings • Decorative ceramic tiles • Casement windows
Color and Materials	• Light to medium sand stucco finish or smooth texture "Santa Barbara finish" • White and light earth tone colors

DESIGN CHARACTERISTICS

- Red tile roof coverings
- Single or Crossed-Gable Roof
- Eaves with little or no over-hang
- Prominent arches placed above doors and windows, or beneath porched roofs
- Stucco wall surface at all exterior walls
- Façade is typically asymmetrical
- Wall surface extends into gable without break
- Balconies, open or roofed, with wood or iron railings
- Elaborate chimney top, often with small tiled roof
- Towers (round, square or polygon)
- Walled entry courtyards
- Stucco or tile decorative vents

1. DESIGN REQUIREMENTS PER CITY DOCUMENTS

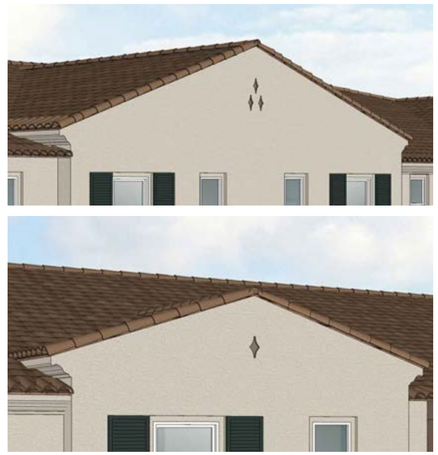
2. FORM & MASSING: ASYMMETRICAL MASSING



3. ROOF: LOW-PITCHED HIP AND GABLE

4. ROOF: SHORT OR NO HANGOVER PARAPET ROOFS

5. ENTRY: DETAILED DOOR SURROUND / PROMINENT ARCHED OPENINGS / DECORATIVE CERAMIC TILES



6. DETAIL: DECORATIVE VENTS AT GABLE ROOFS

7. DETAIL: ARCHED ELEMENTS AT WINDOWS

8. DETAILS: SHUTTERS

9. DETAILS: ORNAMENTAL WROUGHT IRON

10. DETAILS: BAY WINDOWS

11. COLOR & MATERIAL: LIGHT TO MEDIUM SAND STUCCO FINISH, WHITE AND LIGHT EARTH TONE COLORS

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DESIGN DETAILS - SPANISH
SITE 1A/1B

A2.70

STYLE ELEMENTS	
Form	• Asymmetrical compositions with the use of geometric forms
Entry	• Simple without ornamentation • Use of glass, wood, and metal
Roof and Materials	• Typical use of flat roofs
Details	• Emphasis on horizontal lines • Outdoor courtyards and open spaces to encourage the relationship between interior and exterior spaces
Color and Materials	• Iron, concrete, steel and glass • White or neutral palette is common

DESIGN CHARACTERISTICS

- Interaction between interior and exterior spaces
- Functional design
- Minimal or no ornamentation
- Simple, plain, geometric forms, rectangular shapes, and linear elements
- Oversized windows - often floor-to-ceiling length, sliding glass doors, and high-set windows

1. DESIGN REQUIREMENTS PER CITY DOCUMENTS

2. ASYMMETRIC COMPOSITIONS, GEOMETRIC FORMS

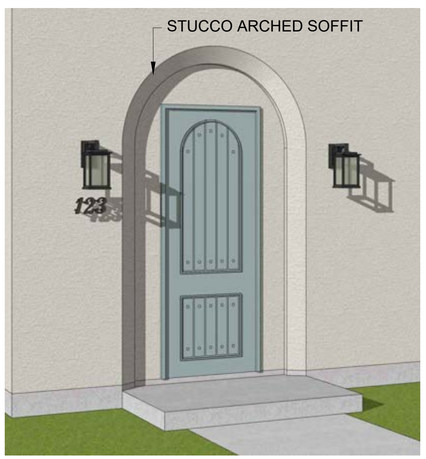
3. EMPHASIS ON HORIZONTALITY IN COMPOSITION

4. FLAT ROOFS AND AWNINGS

5. DETAILS: SLIDING GLASS DOORS / HIGH -SET WINDOWS

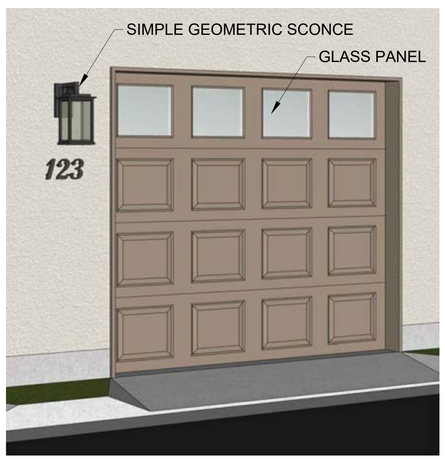
6. RAILING DETAILS W/ EMPHASIS ON HORIZONTAL LINES

7. CHARACTERISTIC ELEMENT PROFILES



8. ENTRY W/ SIMPLE GEOMETRIC DETAILING

9. ENTRY W/ STONE VENEER AND SIMPLE, CLEAN LINES



10. GARAGE ENTRY W/ GEOMETRIC FORMS & GLASS PANES

11. NEUTRAL COLOR PALETTE W/ MUTED ACCENTS, HORIZONTAL SIDING, RECTANGULAR STONE PROFILE

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B400 PERSPECTIVE - SITE 2

A3.00

FRONT

RIGHT

REAR

LEFT

LEGEND - ITALIANATE STYLE

1 Stucco, Light Sand Finish (20/30)
2 Low Profile Concrete "S" Roof Tile
3 Stucco Over Foam Eave
4 Stucco Arched Soffit
5 Vinyl Window
6 Stucco Recess / Reveal at Windows/Doors
7 Stucco Scalloped Sill Trim
8 Decorative Shutters
9 Metal Railing
10 Stucco Over Foam Corbels
11 Faux Wood Corbels
12 Fiberglass Entry Door
13 Decorative Exterior Lights & Raised Address Sign
14 Metal Sectional Garage Door
15 Stone Veneer

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 55,58,59,62,77,80, 85,88,91
COURT: N/A

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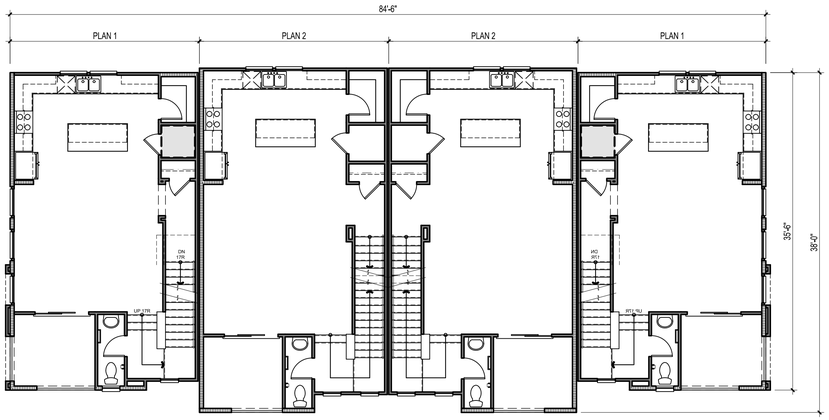
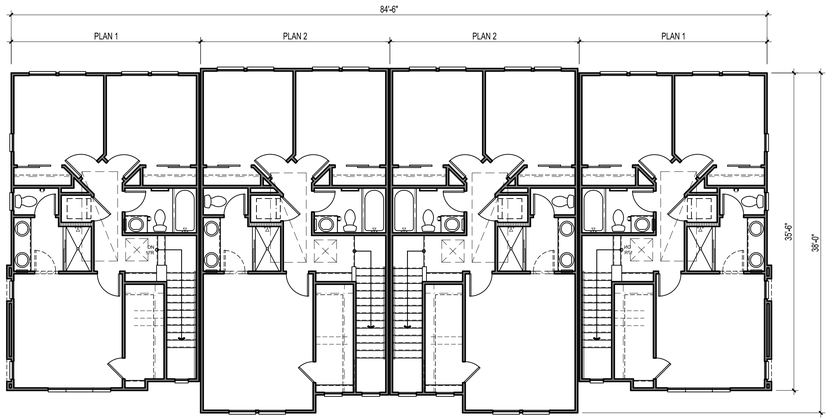
SCHEMATIC DESIGN
September 30, 2025

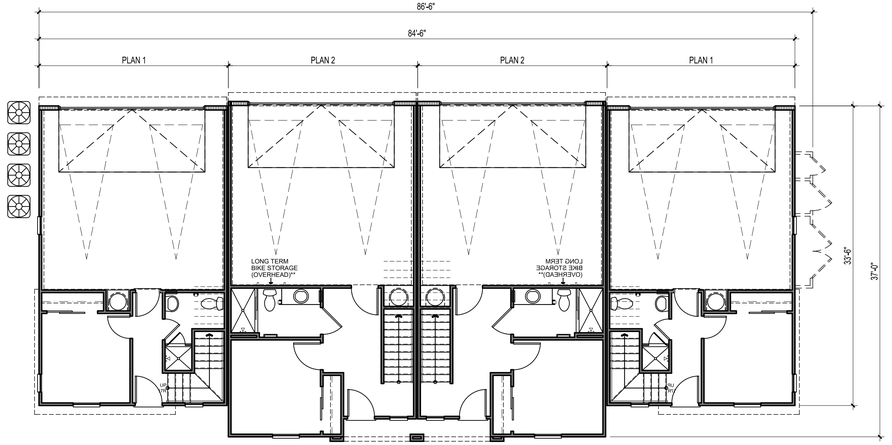
B400 ELEVATIONS - SITE 2 **A3.01**



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 55,58,59,62,77,80, 85,88,91
COURT: N/A

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SCHEMATIC DESIGN
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B400 BUILDING PLANS - SITE 2 **A3.02**

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
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B500 PERSPECTIVE - SITE 2

A3.10

FRONT

RIGHT

LEGEND - ITALIANATE STYLE

1 Stucco, Light Sand Finish (20/30)
2 Low Profile Concrete "S" Roof Tile
3 Stucco Over Foam Eave
4 Stucco Arched Soffit
5 Vinyl Window
6 Stucco Recess / Reveal at Windows/Doors
7 Stucco Scalloped Sill Trim
8 Decorative Shutters
9 Metal Railing
10 Stucco Over Foam Corbels
11 Faux Wood Corbels
12 Fiberglass Entry Door
13 Decorative Exterior Lights & Raised Address Sign
14 Metal Sectional Garage Door
15 Stone Veneer

REAR

LEFT

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 51,54,56,57,60,61,63, 64,65,68,69,72,73,76,81,84,89,92
COURT: N/A

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SCHEMATIC DESIGN
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B500 ELEVATIONS - SITE 2 **A3.11**

FRONT (ENHANCED)

PERSPECTIVE (ENHANCED)

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 51,54,56,57,60,61,63, 64,65,68,69,72,73,76,81,84,89,92
COURT: N/A

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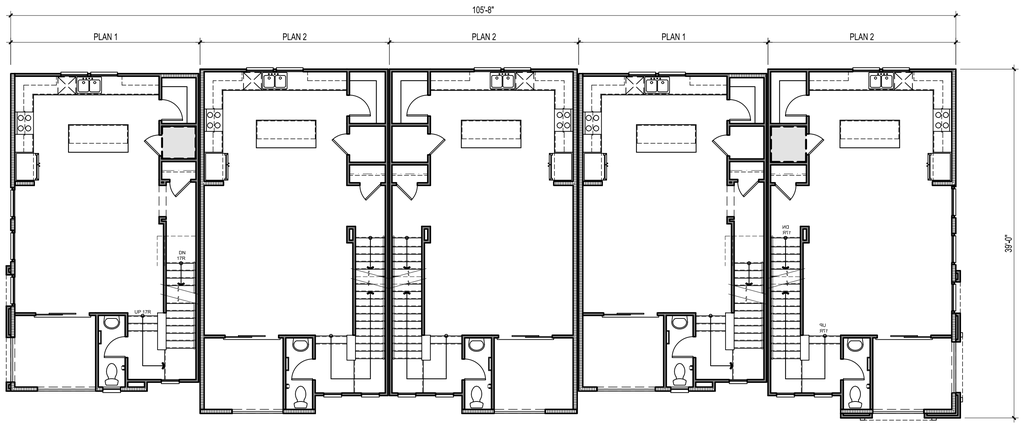
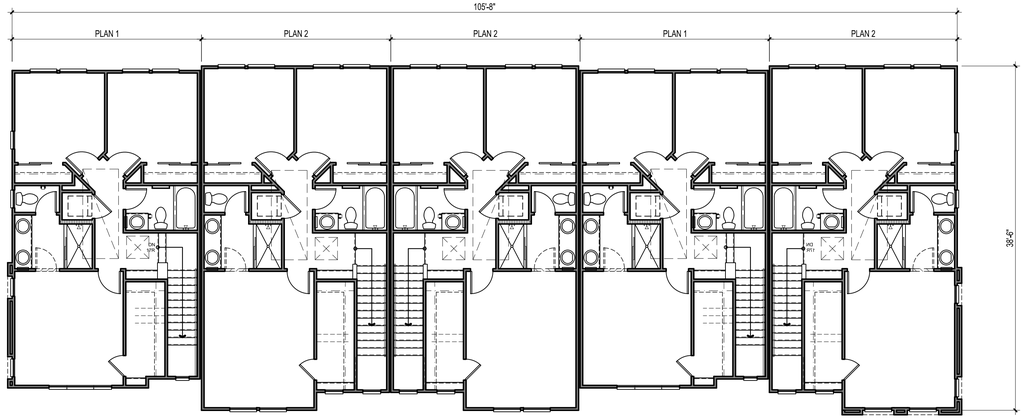
B500 ELEVATIONS - SITE 2
ENHANCED ELEVATIONS

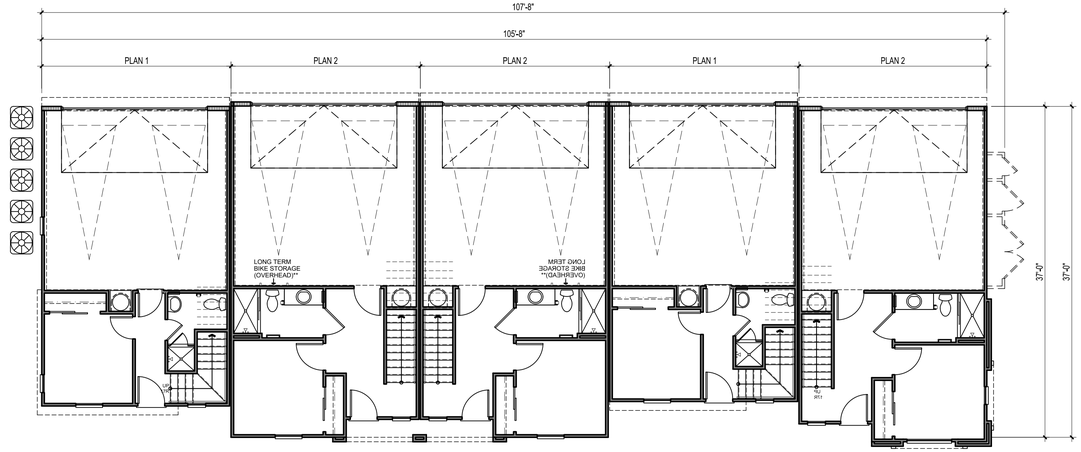
A3.12



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 51,54,56,57,60,61,63, 64,65,68,69,72,73,76,81,84,89,92
COURT: N/A

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B500 BUILDING PLANS - SITE 2 **A3.13**

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

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B600 PERSPECTIVE - SITE 2

A3.20

FRONT

RIGHT

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer

REAR

LEFT

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71, 74,75,78,79,82,83,86,87,90
COURT: N/A

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B600 ELEVATIONS - SITE 2 **A3.21**

FRONT (ENHANCED)

LEGEND - ITALIANATE STYLE

1 Stucco, Light Sand Finish (20/30)
2 Low Profile Concrete "S" Roof Tile
3 Stucco Over Foam Eave
4 Stucco Arched Soffit
5 Vinyl Window
6 Stucco Recess / Reveal at Windows/Doors
7 Stucco Scalloped Sill Trim
8 Decorative Shutters
9 Metal Railing
10 Stucco Over Foam Corbels
11 Faux Wood Corbels
12 Fiberglass Entry Door
13 Decorative Exterior Lights & Raised Address Sign
14 Metal Sectional Garage Door
15 Stone Veneer

PERSPECTIVE (ENHANCED)

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71, 74,75,78,79,82,83,86,87,90
COURT: N/A

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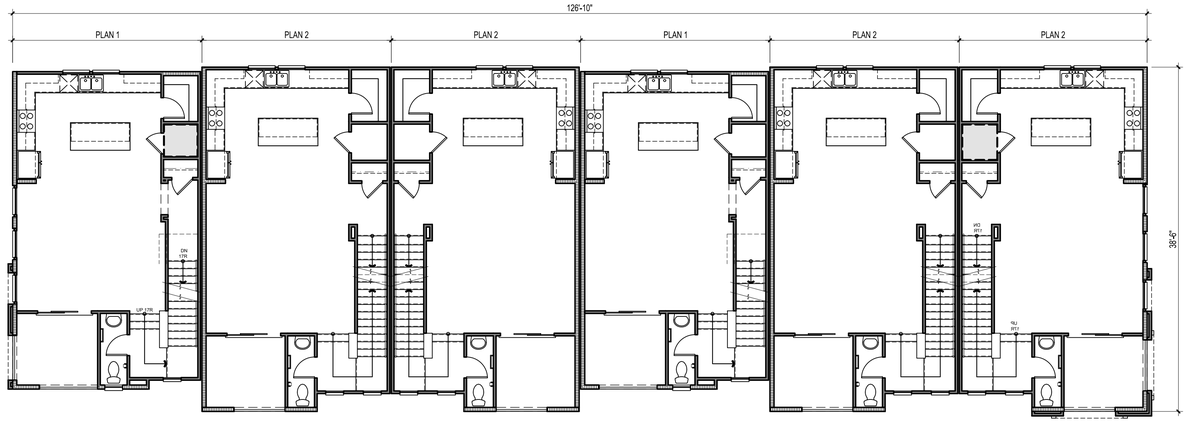
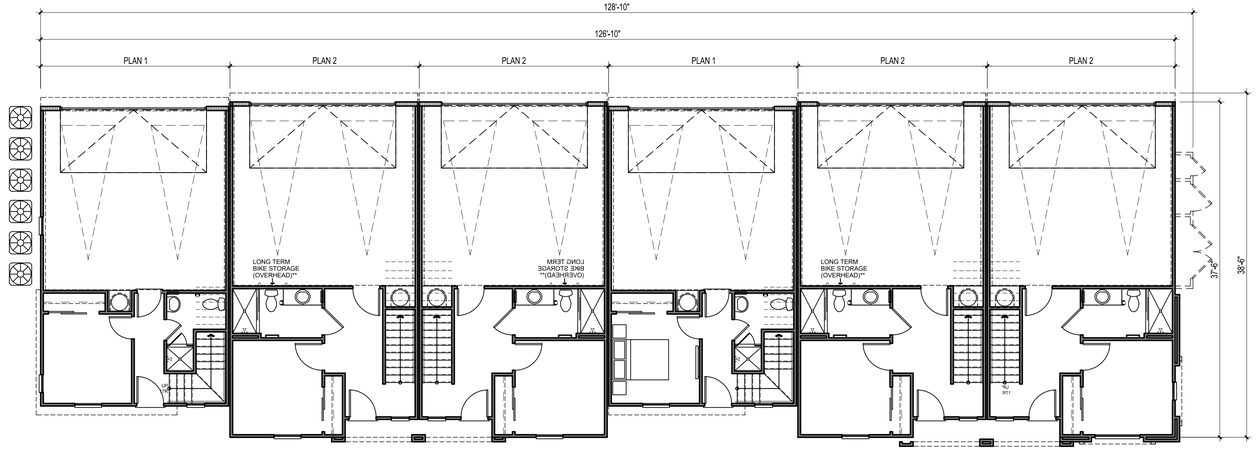
B600 ELEVATIONS - SITE 2 **A3.22**



SECOND FLOOR



FIRST FLOOR

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71,
74,75,78,79,82,83,86,87,90
COURT: N/A

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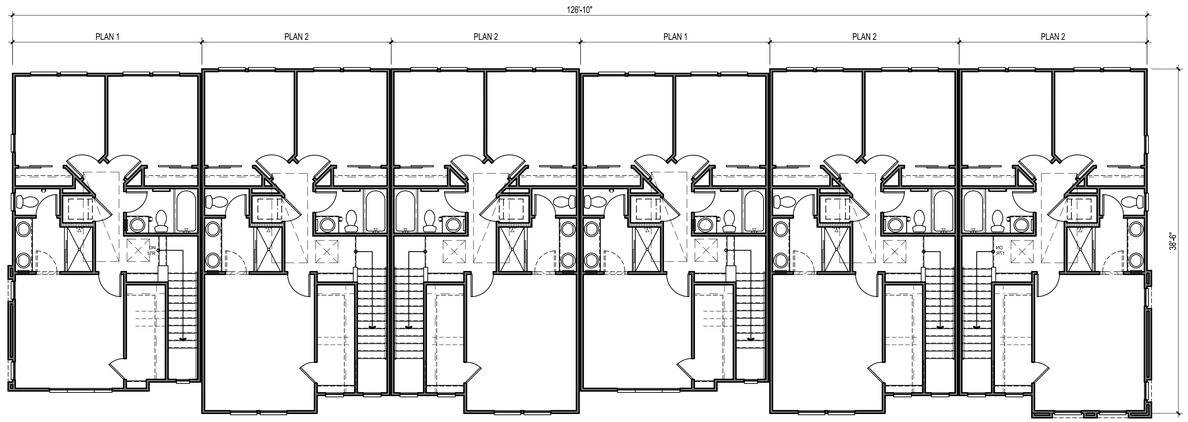
B600 BUILDING PLANS - SITE 2 **A3.23**



THIRD FLOOR

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71,
74,75,78,79,82,83,86,87,90
COURT: N/A

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SCHEMATIC DESIGN
September 30, 2025

B600 BUILDING PLANS - SITE 2 **A3.24**

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B900 PERSPECTIVE - SITE 2

A3.30

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer

FRONT

RIGHT

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A

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SCHEMATIC DESIGN
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B900 ELEVATIONS - SITE 2 **A3.31**

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer

REAR

LEFT

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A

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0 4 8 16 Scale 1" = 8'

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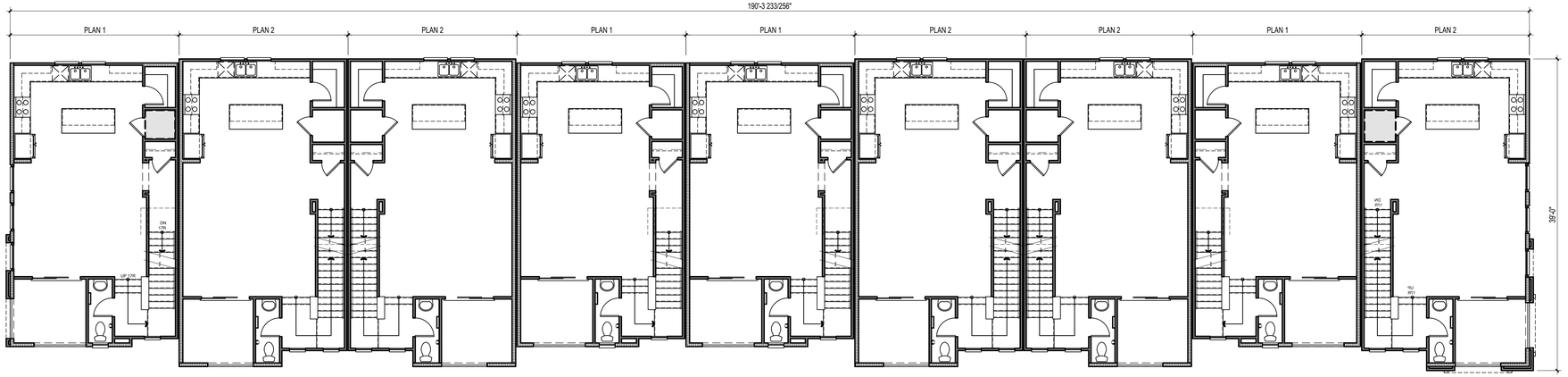
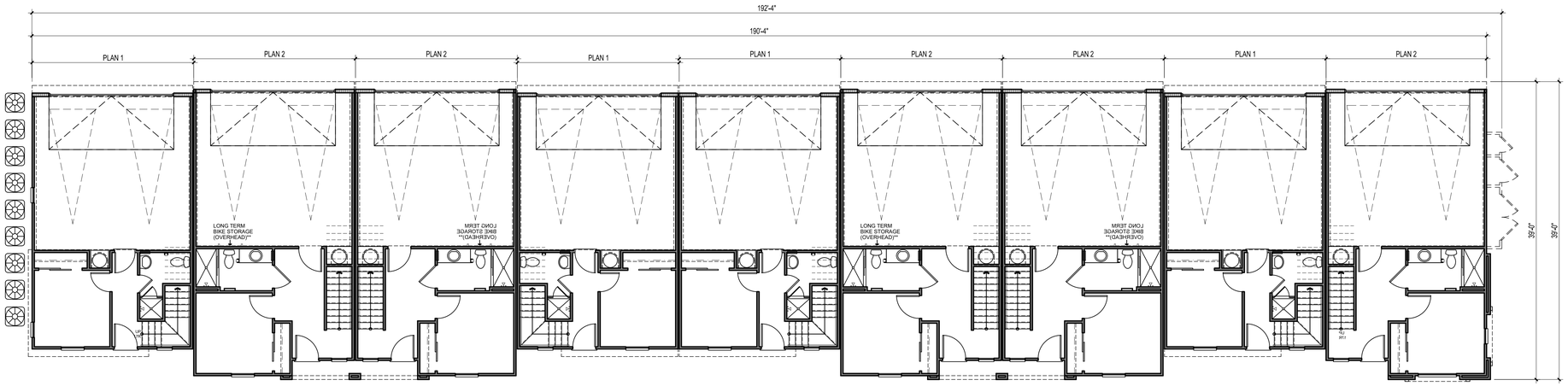
September 30, 2025

B900 ELEVATIONS - SITE 2 **A3.32**



SECOND FLOOR



FIRST FLOOR

FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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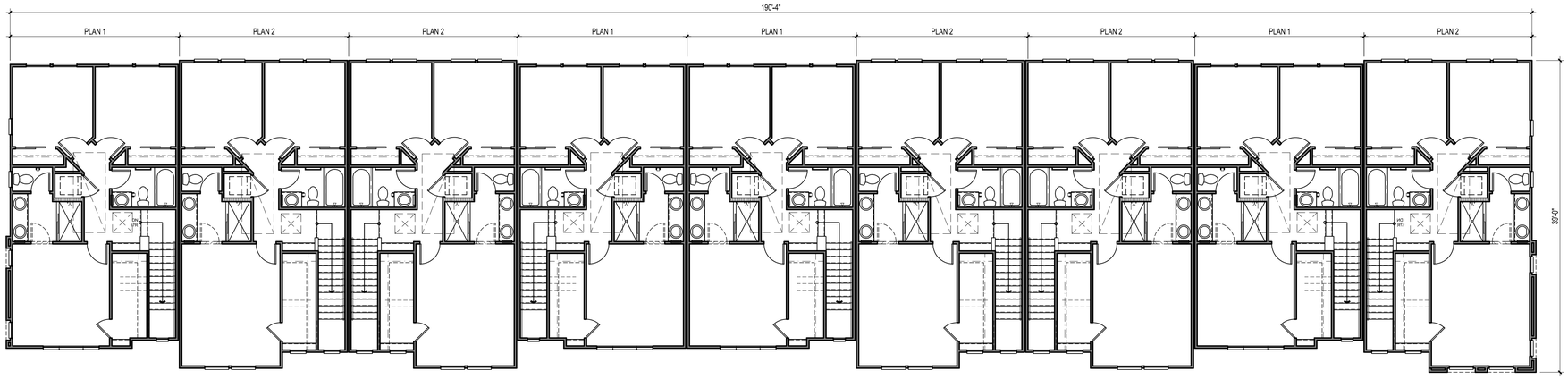
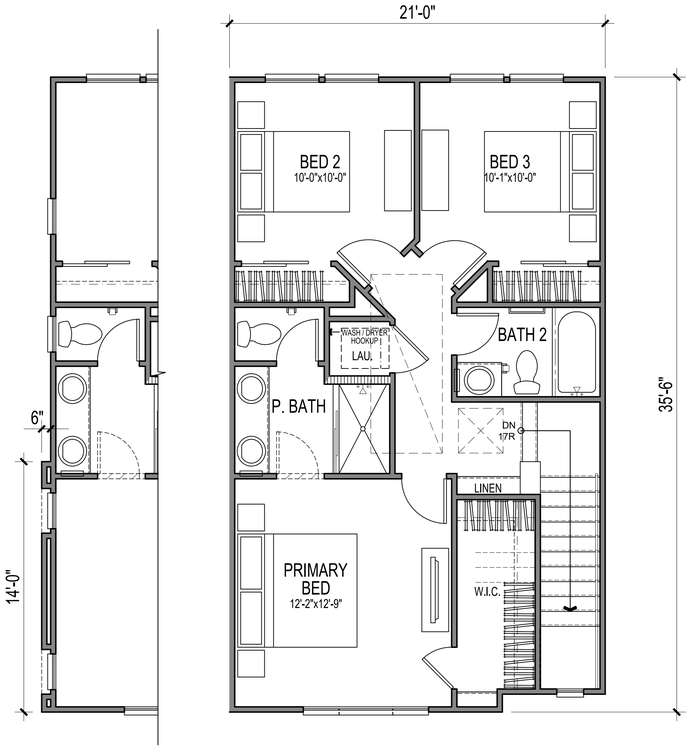
SCHEMATIC DESIGN
September 30, 2025

B900 BUILDING PLANS - SITE 2 **A3.33**

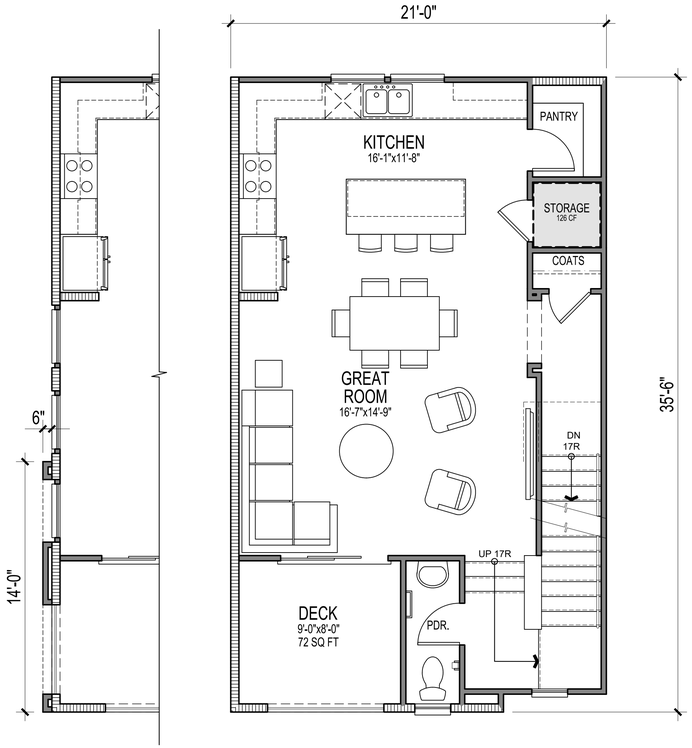


THIRD FLOOR

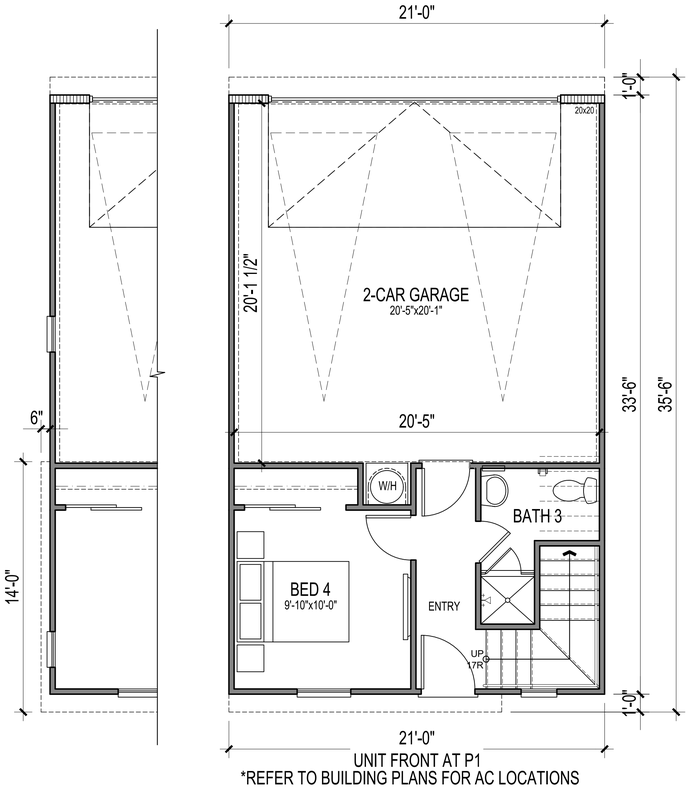
FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A



*END UNIT THIRD FLOOR



*END UNIT SECOND FLOOR



*END UNIT FIRST FLOOR

*REFER TO BUILDING PLANS FOR AC LOCATIONS

NET SF	
1ST FLOOR	252 SQ. FT.
2ND FLOOR	593 SQ. FT.
3RD FLOOR	665 SQ. FT.
TOTAL LIVING	1509 SQ. FT.
DECK	72 SQ. FT.
GARAGE	417 SQ. FT.

GROSS SF	
1ST FLOOR	265 SQ. FT.
2ND FLOOR	629 SQ. FT.
3RD FLOOR	696 SQ. FT.
TOTAL LIVING	1590 SQ. FT.
DECK	80 SQ. FT.
GARAGE	438 SQ. FT.

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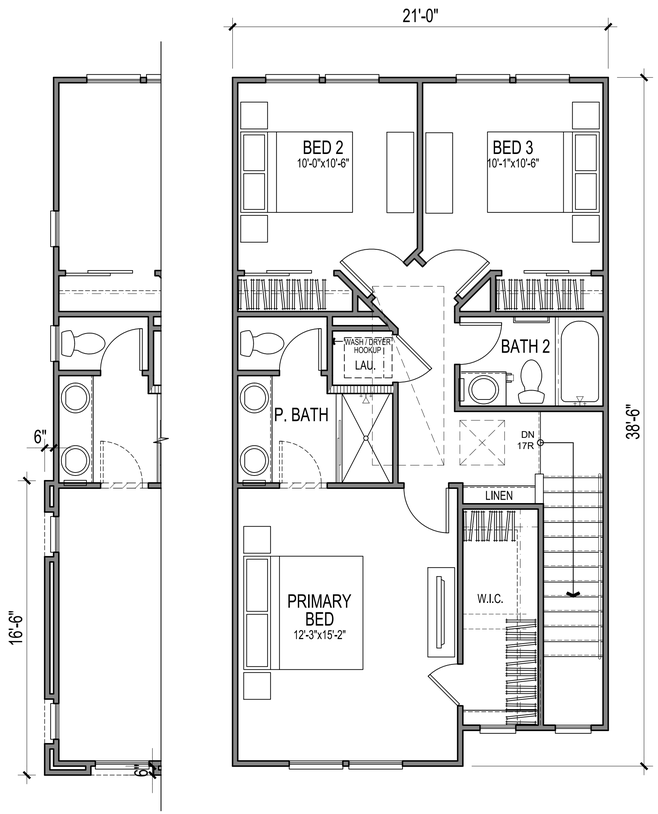
September 30, 2025

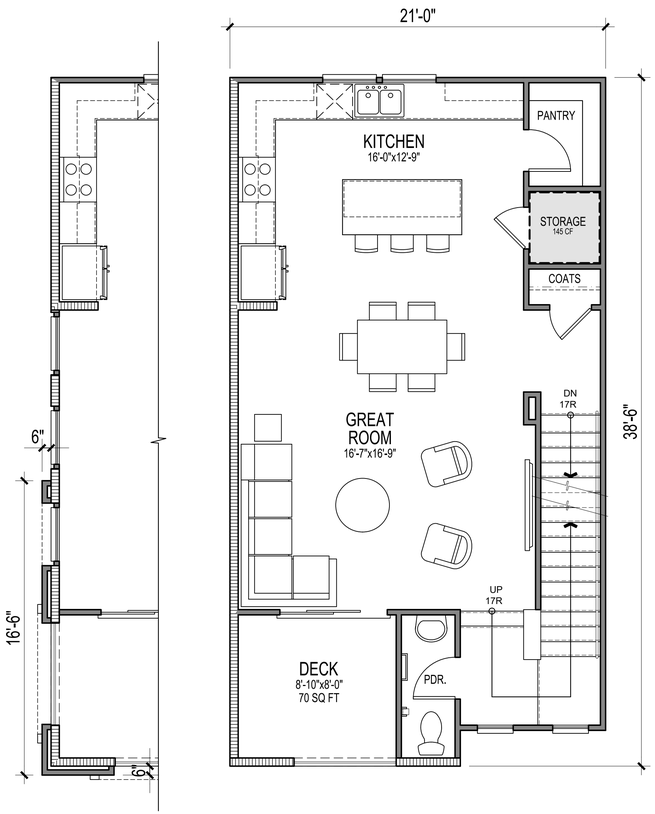
UNIT PLANS - P1
SITE 2

A3.40



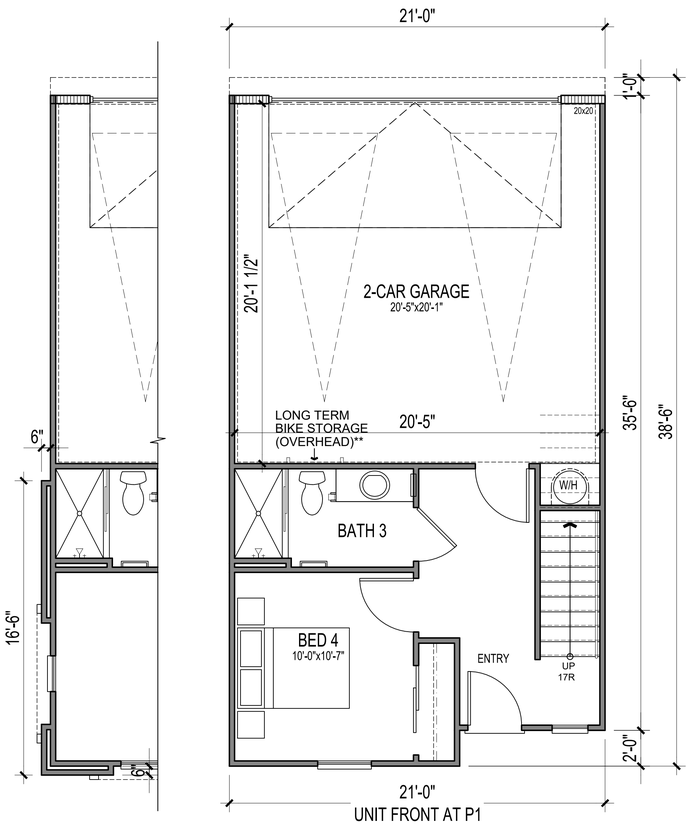
*END UNIT

THIRD FLOOR



* END UNIT

SECOND FLOOR



*REFER TO BUILDING PLANS FOR AC LOCATIONS
**REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS

*END UNIT

FIRST FLOOR

NET SF	
1ST FLOOR	315 SQ. FT.
2ND FLOOR	674 SQ. FT.
3RD FLOOR	708 SQ. FT.
TOTAL LIVING	1697 SQ. FT.
DECK	71 SQ. FT.
GARAGE	419 SQ. FT.

GROSS SF	
1ST FLOOR	331 SQ. FT.
2ND FLOOR	714 SQ. FT.
3RD FLOOR	741 SQ. FT.
TOTAL LIVING	1785 SQ. FT.
DECK	79 SQ. FT.
GARAGE	441 SQ. FT.

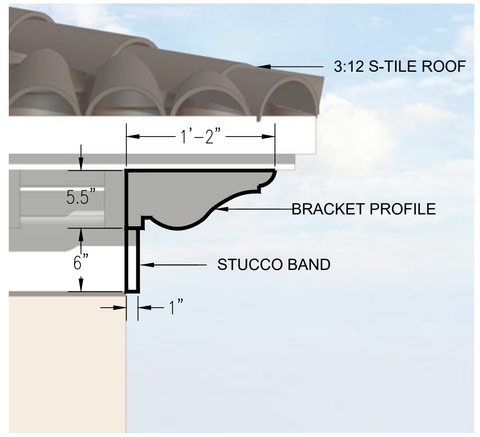
Characteristic Elements		
Style Elements	Features	
Form & Massing	Symmetrical facade	☐
	Towers or cupolas	☐
Entry	Large, elaborate hoods supported by brackets.	☐
	One-story porch with square posts	☐
Roof	Low-pitched roof	☐
	Overhanging eaves supported by decorative brackets or corbels	☐
	Elaborate cornices	☐
Details	Decorative window surrounds	☐
	Intricate brickwork	☐
	Tall, narrow windows	☐
Materials & Colors	Rich earth tone colors for body	☐
	Creams and white for trim, window frames and other architectural elements	☐

The mid-19th-century Italianate style remains enduring for house styles today. It was popularized in the US as people looked backwards to a romanticized version of the past to re-create something similar in the present. Inspired by medieval Italian villas and farm houses, the Italianate house style typically features deep overhanging eaves with highly decorative brackets, or the element that carries the weight of the eave. Ornamental elements such as decorative window crowns or pediments are common for Italianate houses. They will often have tall, narrow windows, usually with rounded tops. Inspired by Italian villas, these types of homes typically feature ground-level front porches supported by narrowly spaced columns.

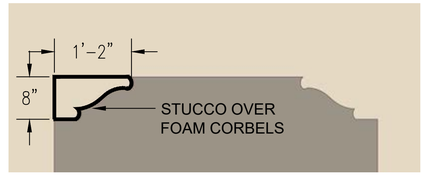
Source: https://www.architecturaldigest.com/story/americas-favorite-residential-architectural-styles-today

1. DESIGN REQUIREMENTS PER CITY DOCUMENTS

2. REPETITIVE PATTERNS OF SYMMETRICAL ELEMENTS



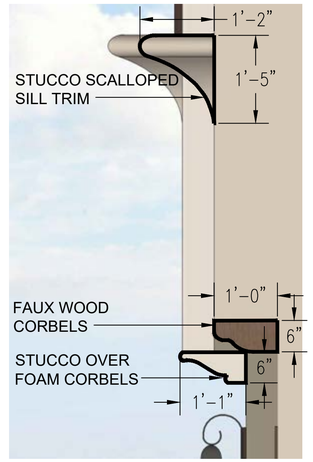
3. CHARACTERISTIC ELEMENT PROFILES



4. DECORATIVE CORBELS AT GARAGE

5. DETAIL: VARIETY IN BALCONIES W/ WROUGHT IRON RAILING AND TRIM PROFILES

6. ROOF: LOW-PITCHED ROOF, OVERHANGING EAVES SUPPORTED BY BRACKETS



7. CHARACTERISTIC ELEMENT PROFILES

8. DETAILS: GARAGE VARIATION AND CORBELS

9. DETAILS: DECORATIVE WINDOW SURROUNDS, CREAMS AND WHITE FOR TRIM / WINDOW FRAMES / SILLS

10. RICH EARTH TONE COLORS FOR BODY

11. TOWER W/ STONE ENHANCEMENT

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DESIGN DETAILS - ITALIANATE
SITE 2

A3.50

SPANISH STYLE SHOWN

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LEASING & AMENITY CENTER 1 PERSPECTIVE **A4.00**

FRONT

LEFT

RIGHT

REAR

SPANISH STYLE SHOWN

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf

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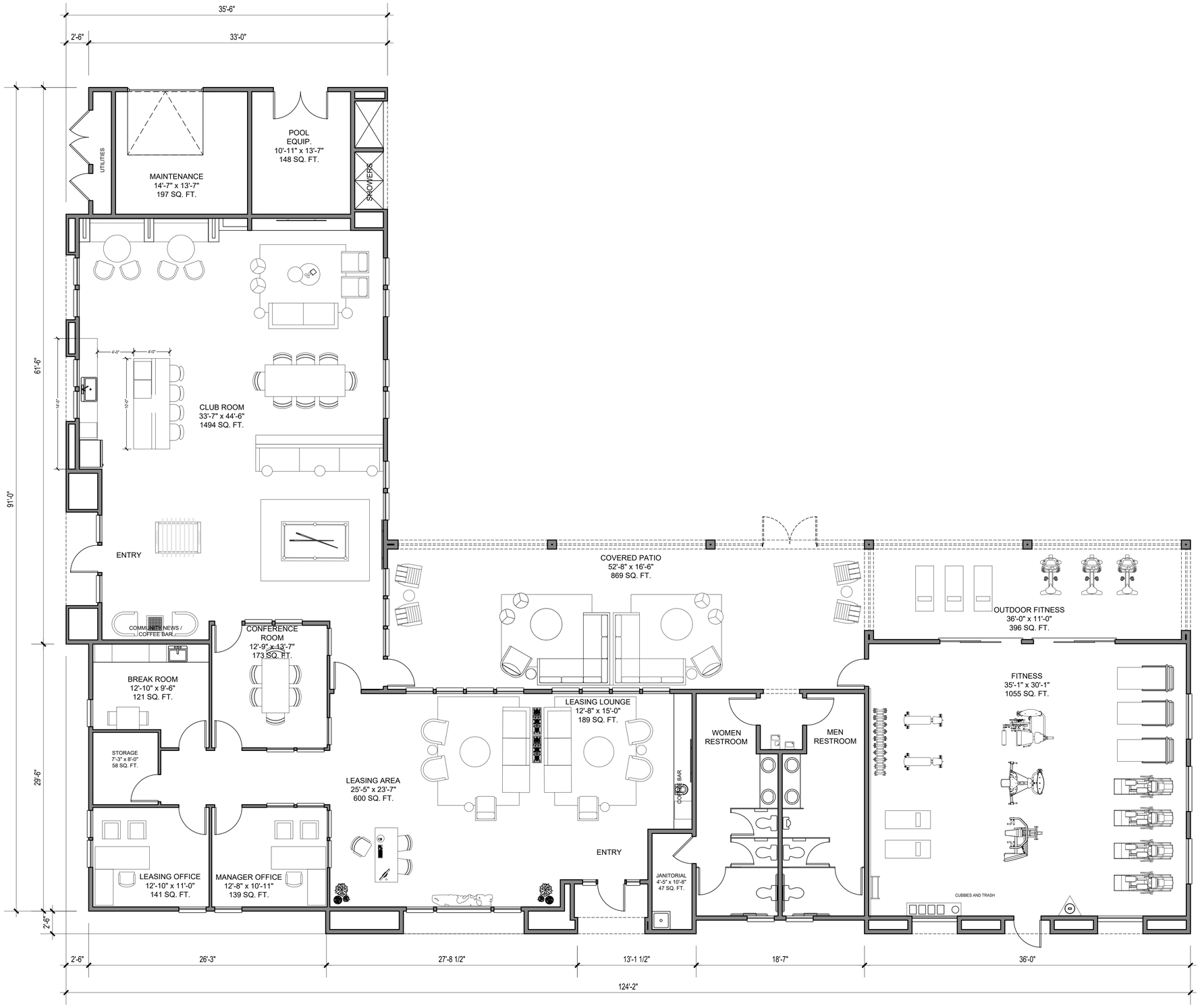
September 30, 2025

LEASING & AMENITY CENTER 1 ELEVATIONS **A4.01**



AMENITY BUILDING SITE 1A: 5457 SQ. FT.
(GROSS, EXCLUDING EXTERIOR SPACES)

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0 4 8 12 Scale 3/16" = 1'

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September 30, 2025

LEASING & AMENITY CENTER 1
SITE 1A

A4.02

MODERN STYLE SHOWN

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SCHEMATIC DESIGN
September 30, 2025

LEASING & AMENITY CENTER 2 PERSPECTIVE **A5.00**

FRONT

LEFT

RIGHT

REAR

MODERN STYLE SHOWN

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

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SCHEMATIC DESIGN
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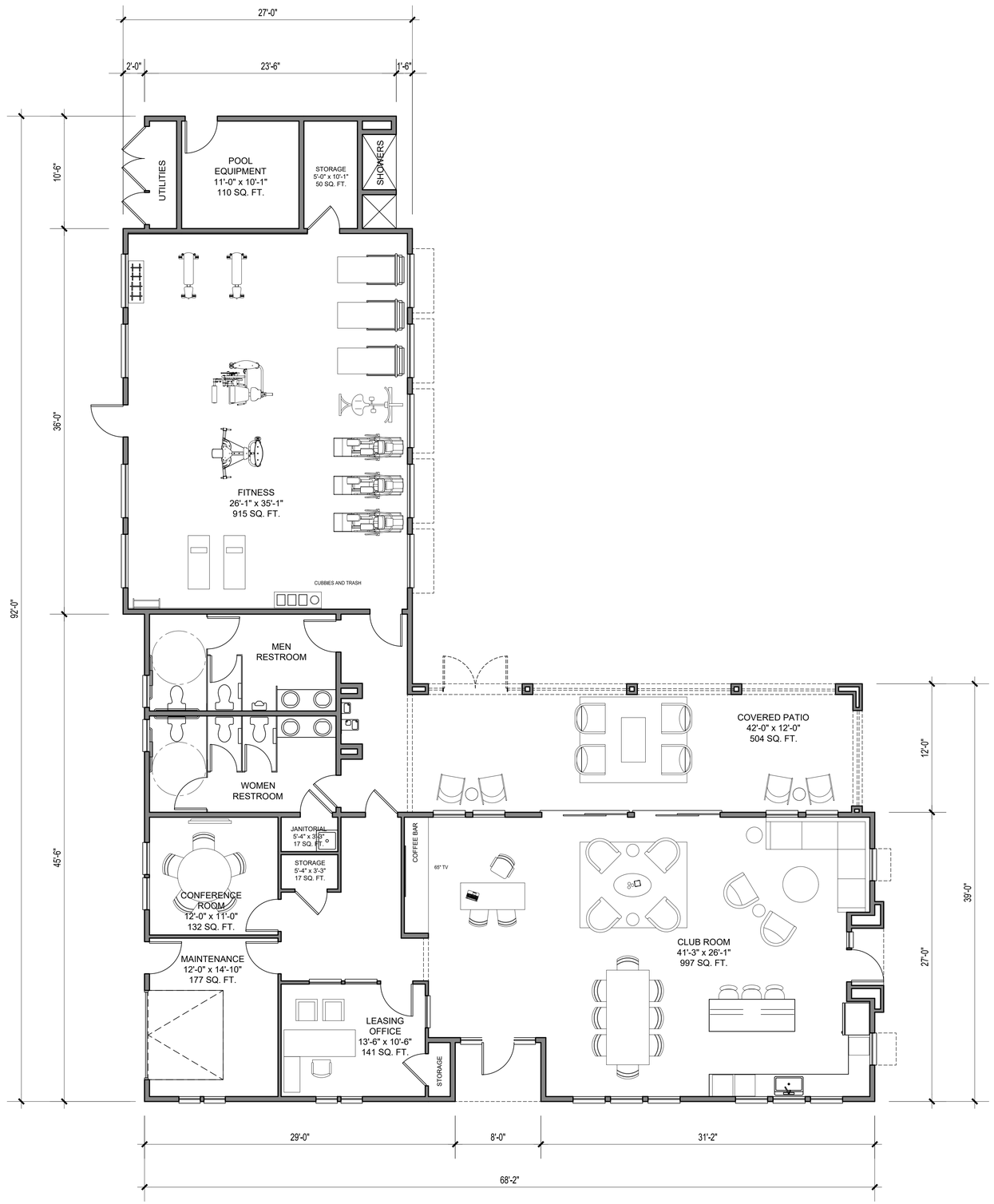
LEASING & AMENITY CENTER 2 ELEVATIONS **A5.01**



AMENITY BUILDING SITE 1B: 3338 SQ. FT.
(GROSS, EXCLUDING EXTERIOR SPACES)

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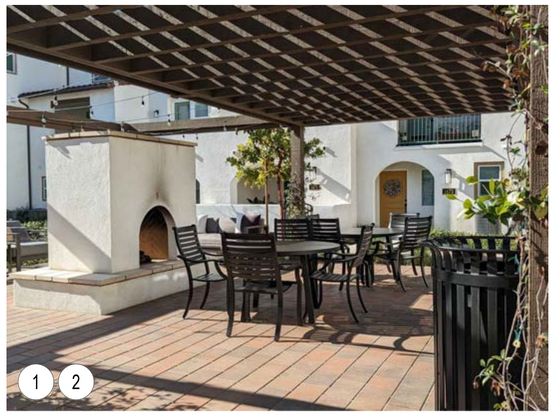
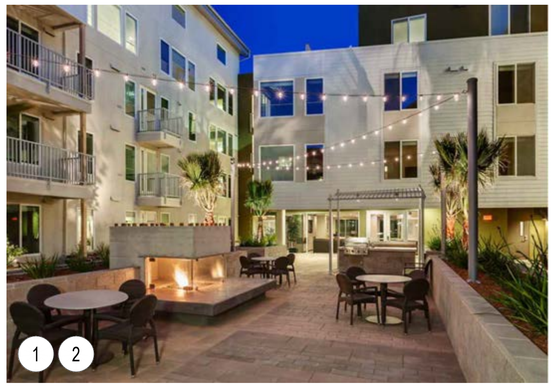
0 4 8 12 Scale 3/16" = 1'

SCHEMATIC DESIGN
September 30, 2025

LEASING & AMENITY CENTER 2
SITE 1B

A5.02





*Conceptual images (provided herein are conceptual and subject to change)

Section 30. Bike Parking Table (Residential outside Downtown)

Site 1A - 200 units (50 bike spaces)
Short Term: 10
Long Term: 40

Site 1B - 170 units (43 bike spaces)
Short Term: 9
Long Term: 34

Site 2 - 225 units (56 bike spaces)
Short Term: 11
Long Term: 45

A. See sheet L-12 for short term bike rack / parking locations and text callouts.
B. See Architectural unit plans for long term bicycle hook locations.

LEGEND

1. Primary Recreation Center / Facility for Site 1A, see L-3 Central Community Amenity Area.
2. Primary Recreation Center / Facility for Site 1B, see L-4 Central Community Amenity Area.
3. Community Open Space amenities for Site 2; with a shade structure, table & chair seating, BBQ, and lawn areas; see L-9A & 9B.
4. Tot-lot Play Area for ages 2-12 with table & chair seating, bench seating, and trash receptacle, see L-5 Tot-Lot & Dog Run Area Between Sites 1A & 1B.
5. Tot-lot Play Area for ages 2-12 with table & chair seating, bench seating, and trash receptacle, see L-6 Tot-Lot in Site 2.
6. Dog Run Area with Artificial lawn, bench & adirondack seating, and a dog bag station, see L-5 Tot-Lot & Dog Run Area Between Sites 1A & 1B.
7. Interior Courtyards which could include shade structures, table & chair seating, trash receptacles, BBQs & fire-pit features, and a variety of lawn areas, see L-7 & L-8 for Sites 1A &1B.
8. Potential Project Signage Feature, see L-2 Primary Vehicular Entry Enhancements.
9. Gated Vehicular Project Entry, see L-2 Primary Vehicular Entry Enhancements.
10. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan L-12.
11. Proposed tree, per Planting Plan L-13.
12. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
13. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
14. Accessible parking stall and striping, per Civil plans.
15. Guest parking stall.
16. Natural colored concrete driveway, with light broom finish and tooled joints.
17. Private patio / yard area, homeowner maintained.
18. Common area landscape, builder installed and HOA maintained.
19. Property line.
20. Public street R.O.W.
21. Proposed public street sidewalk, per Civil plans.
22. Transformer to be screened with landscape, quantity and final locations to be determined.
23. Community mailboxes, per USPS approval.
24. Trash enclosure with concrete pad.
25. Enhanced paving at main project entry.
26. Short term bike rack / parking.
27. Fire Lane with bollards, see L-15 Fire Lane Exhibit - Bollards.

*Conceptual images (provided herein are conceptual and subject to change)

0 40' 80' 160'
Scale: 1" = 80'-0"

[Revised July 22, 2025]

Overall Schematic Landscape Plan

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4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-1

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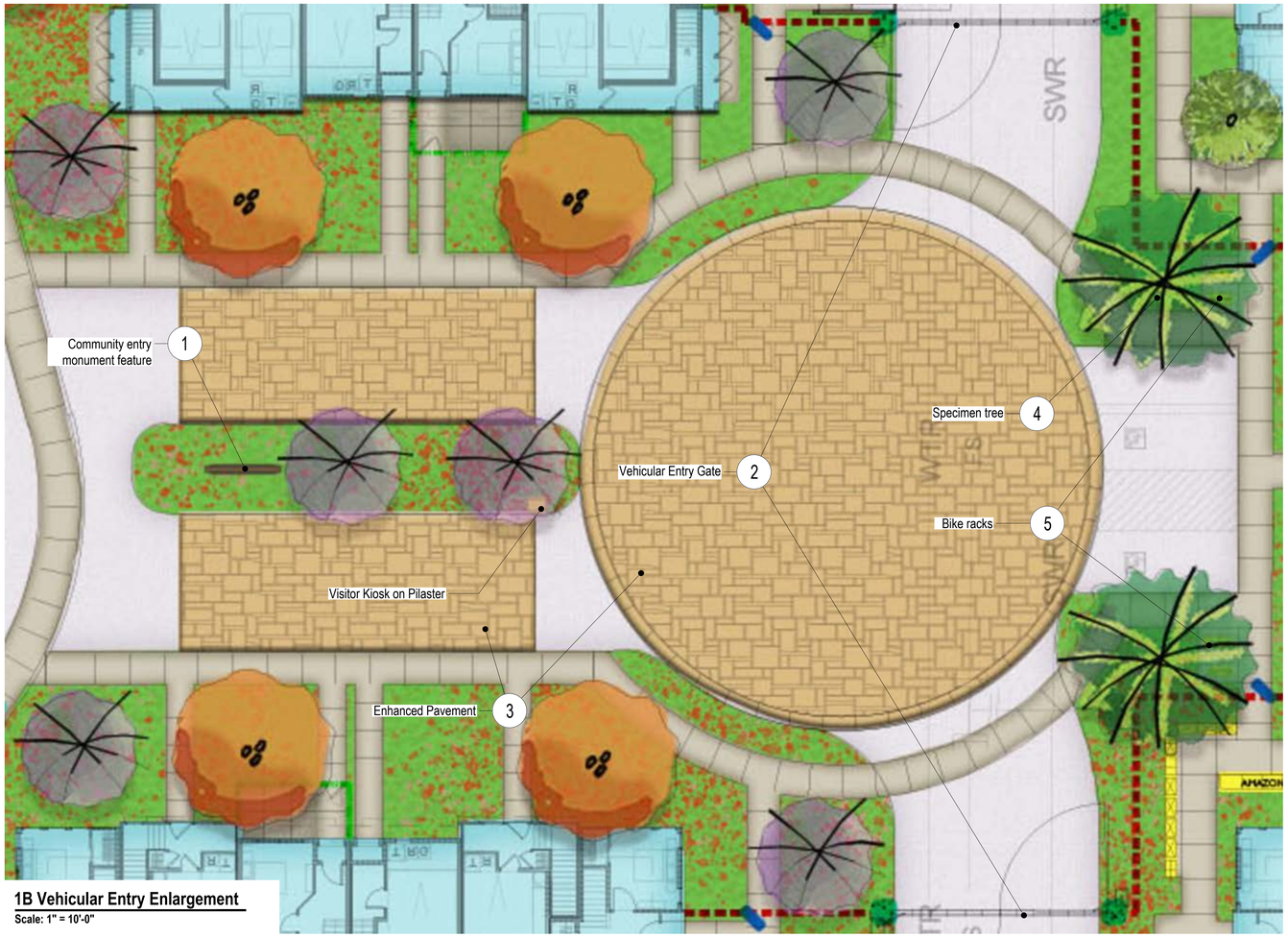
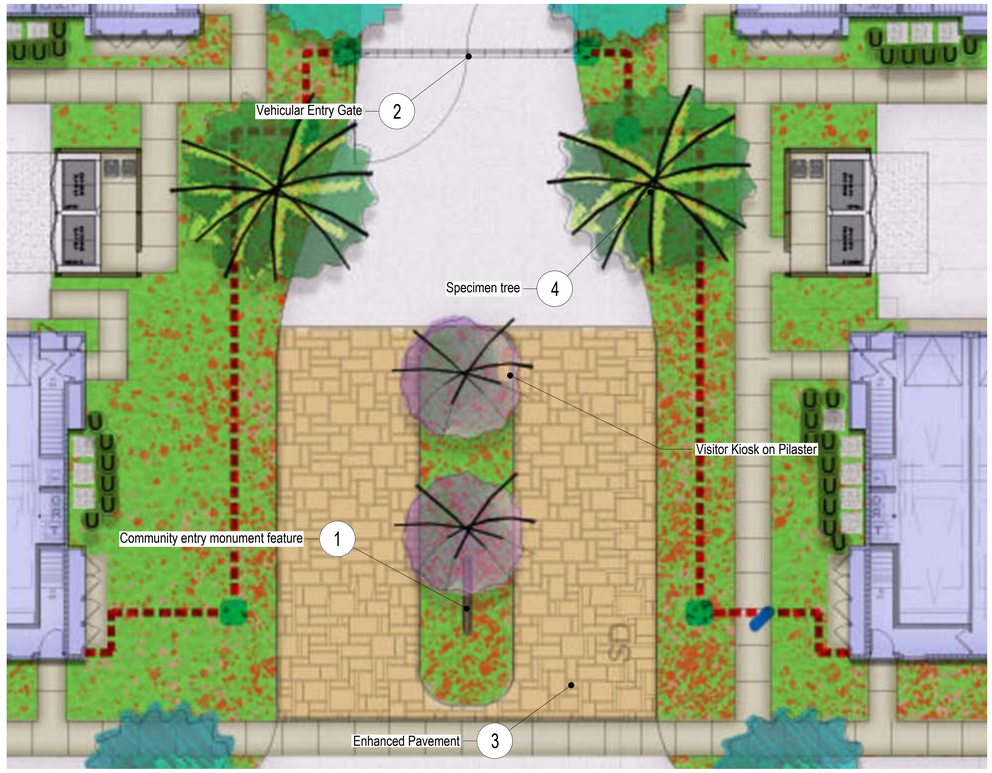
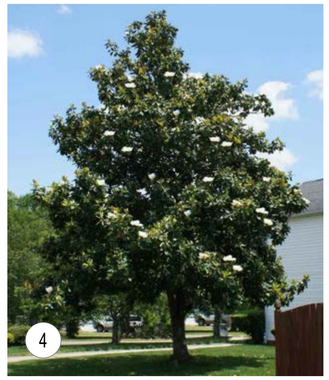


1B Vehicular Entry Enlargement
Scale: 1" = 10'-0"



1A Vehicular Entry Enlargement
Scale: 1" = 10'-0"



Key Map
N.T.S

0 5' 10' 20'
Scale: 1" = 10'-0"

Schematic Enlargement - Primary Vehicular Entries (Sites 1A-1B)

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-2

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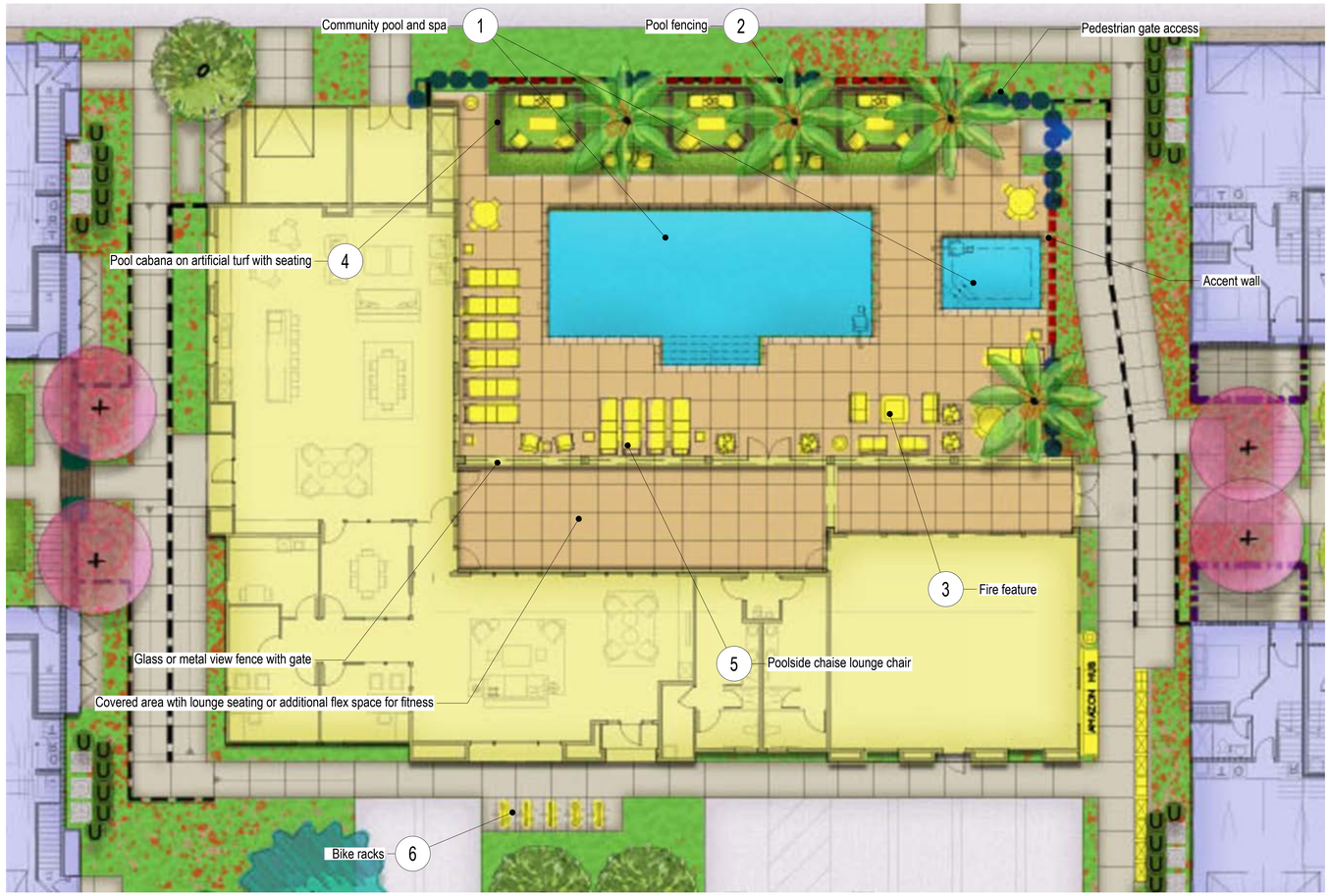

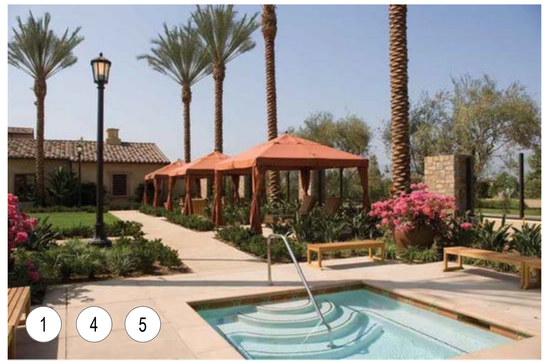

Key Map
N.T.S

0 5' 10' 20'
Scale: 1" = 10'-0"

Schematic Enlargement - Central Community Amenity Area (Site 1A)

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-3

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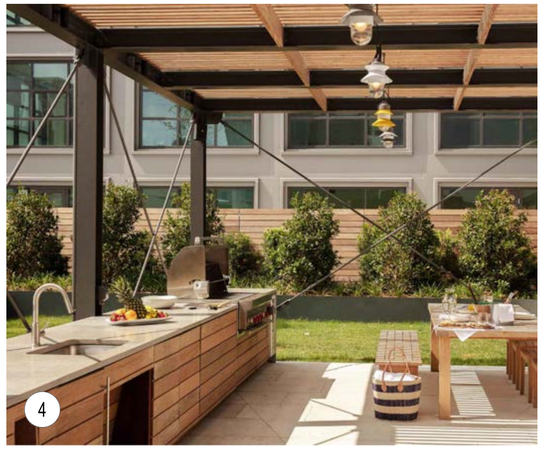

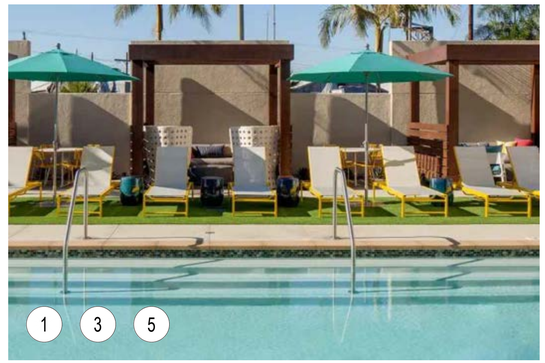

0 5' 10' 20'

Scale: 1" = 10'-0"

Schematic Enlargement - Central Community Amenity Area (Site 1B)

[Revised July 22, 2025]

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Date: Apr. 11, 2025

L-4

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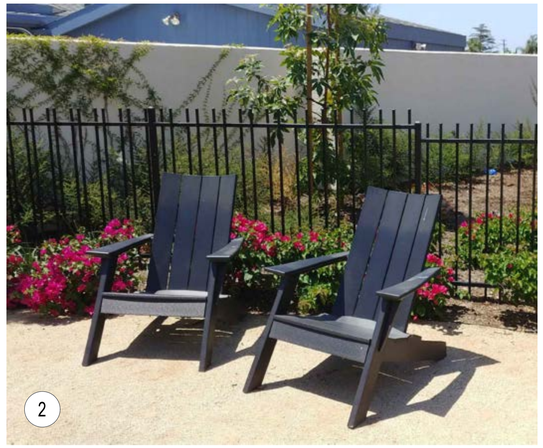

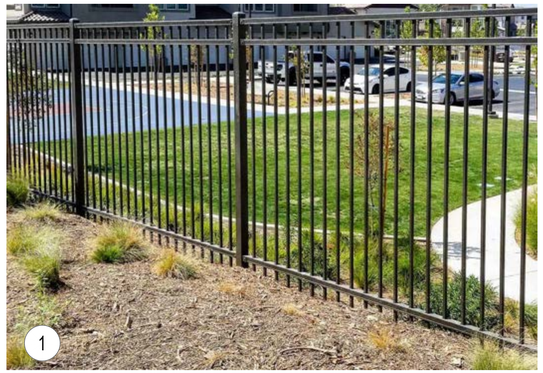

0 5' 10' 20'

Scale: 1" = 10'-0"

BCT Development

Schematic Enlargement - Tot-Lot & Dog Run Area (Sites 1A-1B)

[Revised July 22, 2025]

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-5

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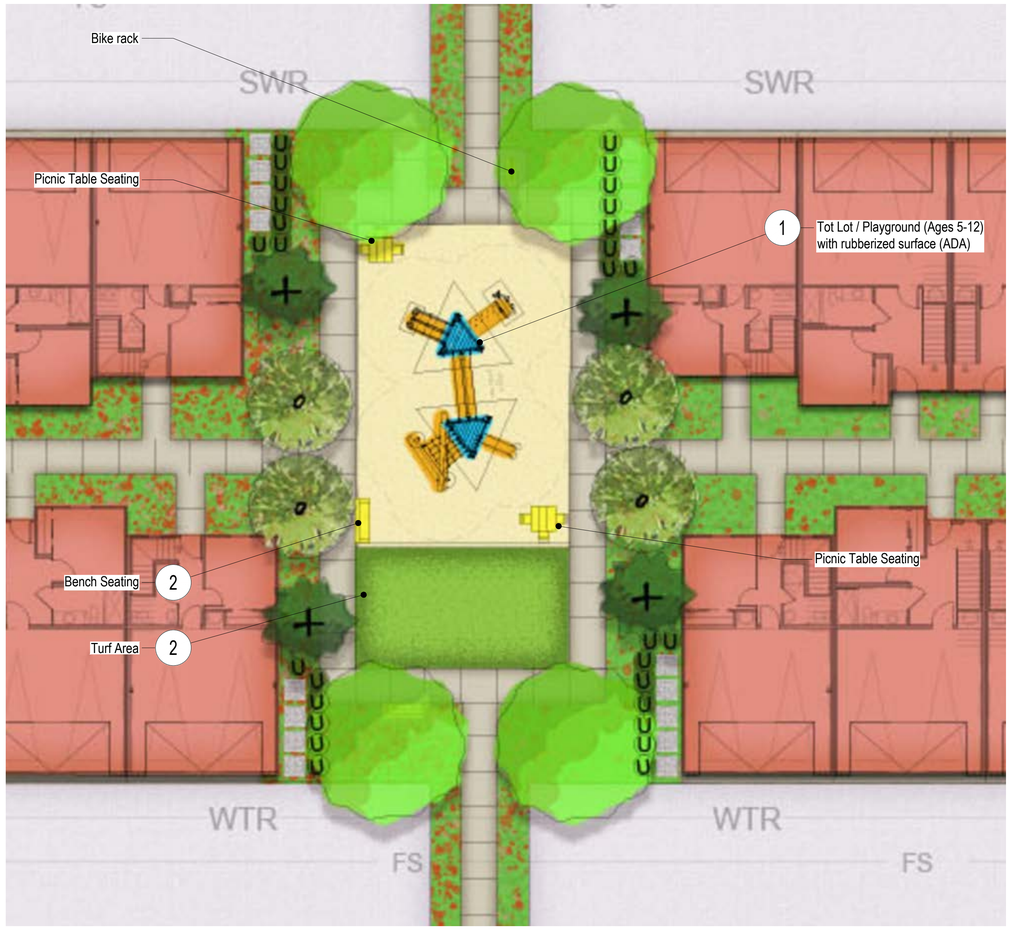

0 5' 10' 20'

Scale: 1" = 10'-0"

Schematic Enlargement - Tot-Lot with Turf (Site 2)

[Revised July 22, 2025]

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4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-6

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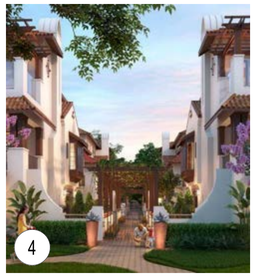
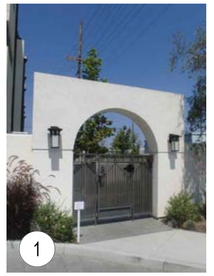
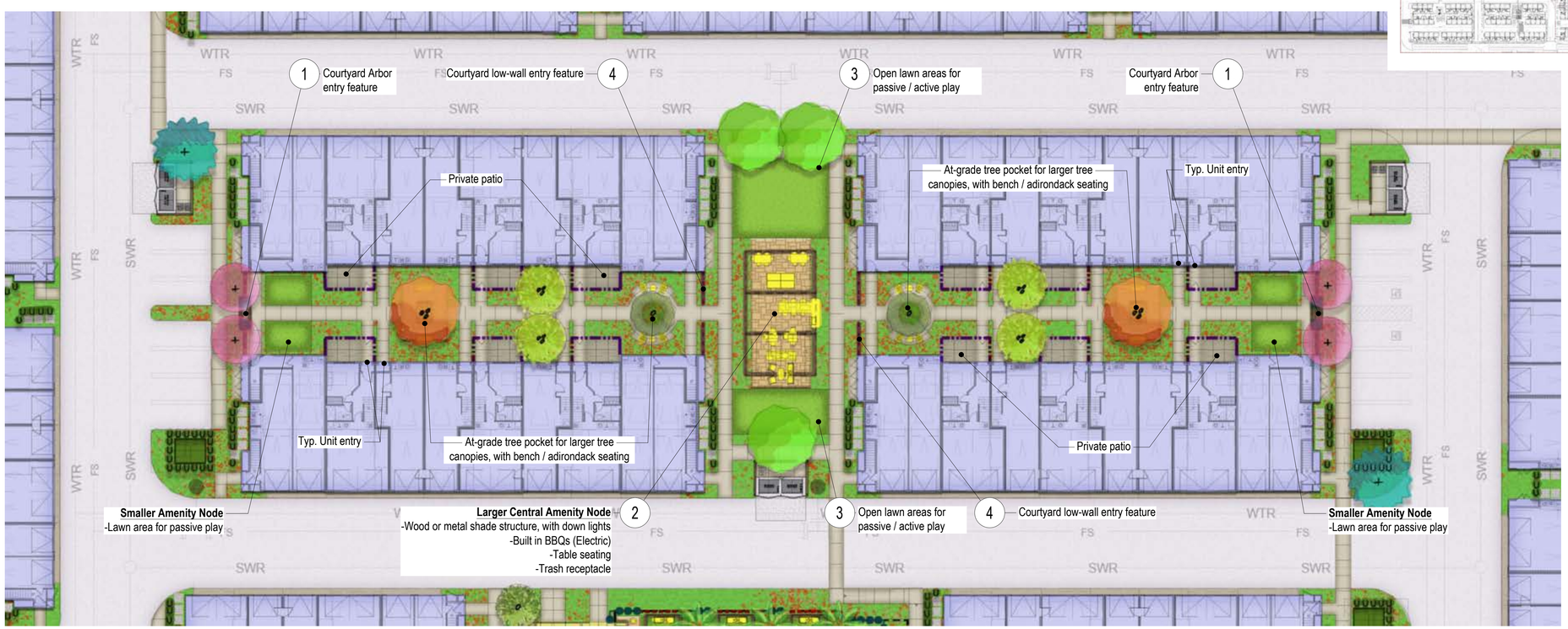




Key Map
N.T.S



PLAN VIEW COURT

Schematic Enlargement - Interior Courtyard (Sites 1A)

0 10' 20' 40'
Scale: 1" = 20'

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

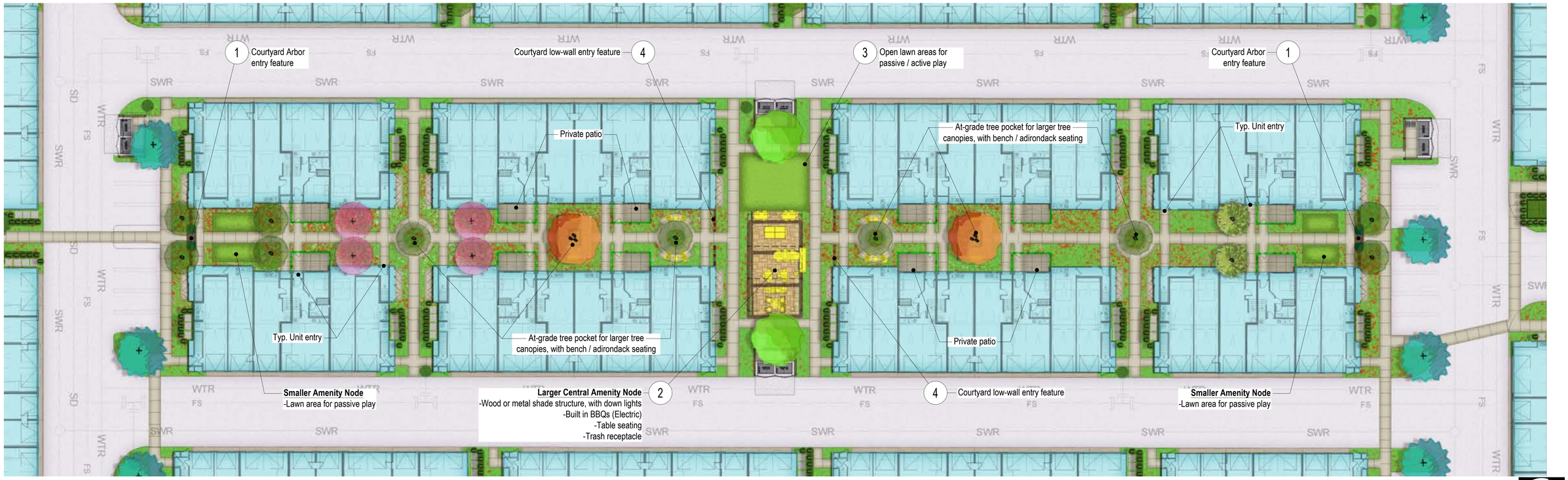
L-7

BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture

Key Map
N.T.S



PLAN VIEW COURT - INTERNAL

0 10' 20' 40'
Scale: 1" = 20'

Schematic Enlargement - Interior Courtyard (Sites 1B)

[Revised July 22, 2025]

BCT Development

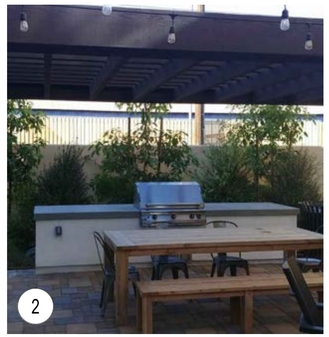
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

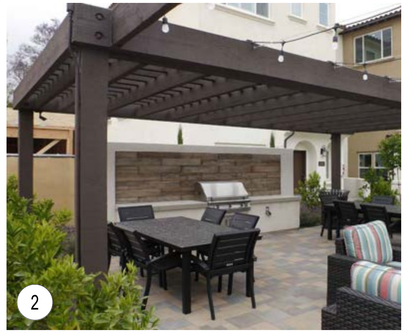
L-8

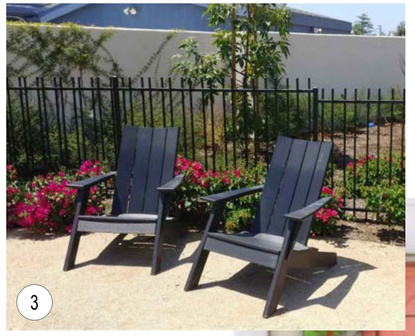
BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture







Key Map
N.T.S

PLAN VIEW - PRIMARY COURTYARD

0 5' 10' 20'
Scale: 1" = 10'

Schematic Enlargement - Interior Courtyard (Site 2)

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-9A

Citrus & Summit - Fontana, CA

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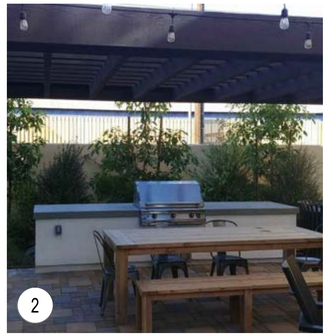
1

1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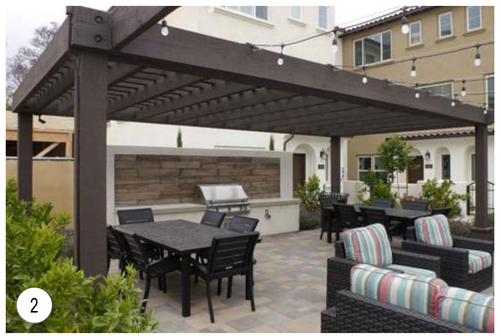
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2

Key Map
N.T.S

PLAN VIEW - SECONDARY COURTYARDS

0 5' 10' 20'
Scale: 1" = 10'

Schematic Enlargement - Interior Courtyard (Site 2)

[Revised July 22, 2025]

BCT Development

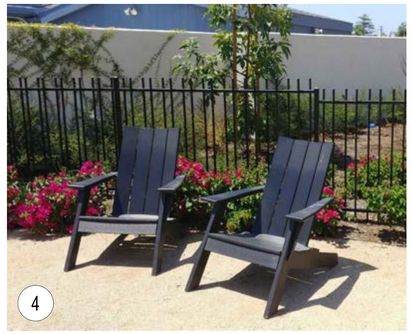
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-9B

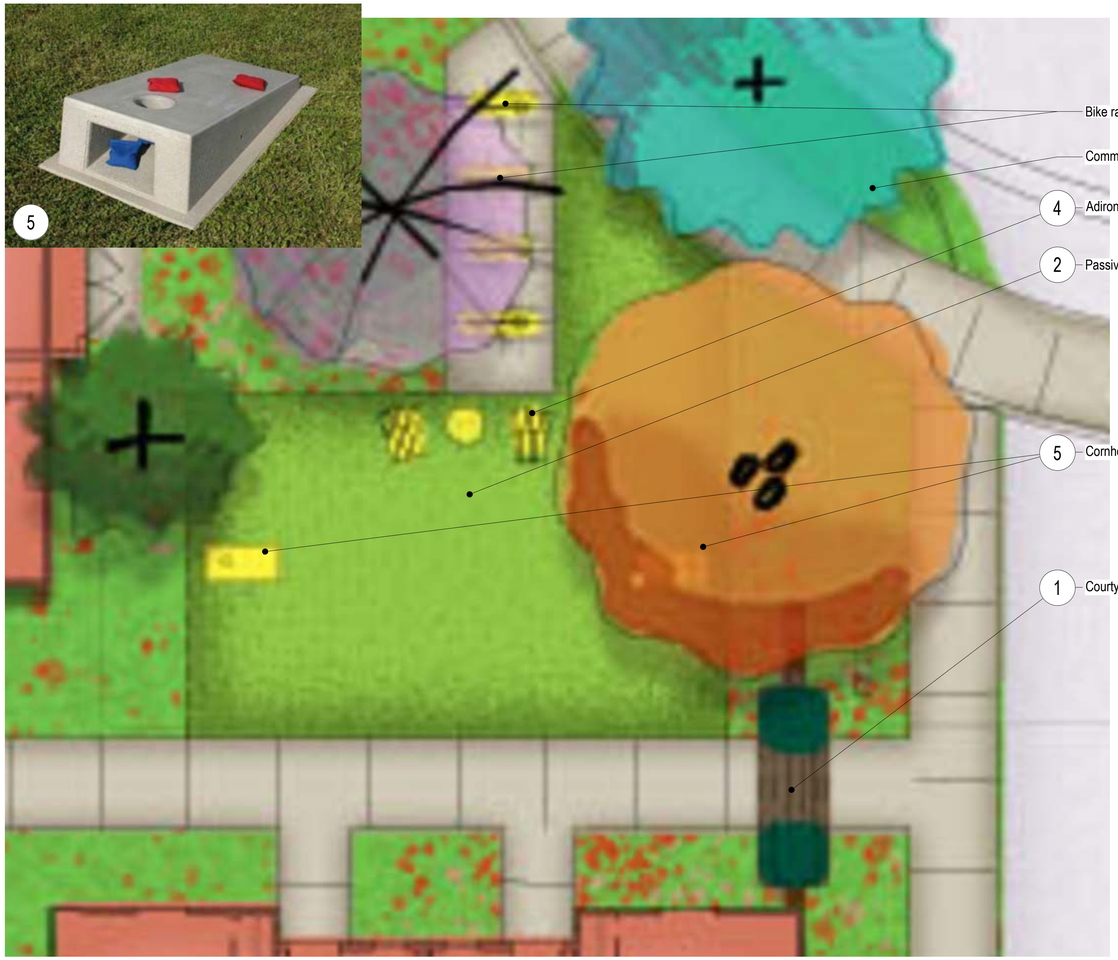
BCT development

Citrus & Summit - Fontana, CA

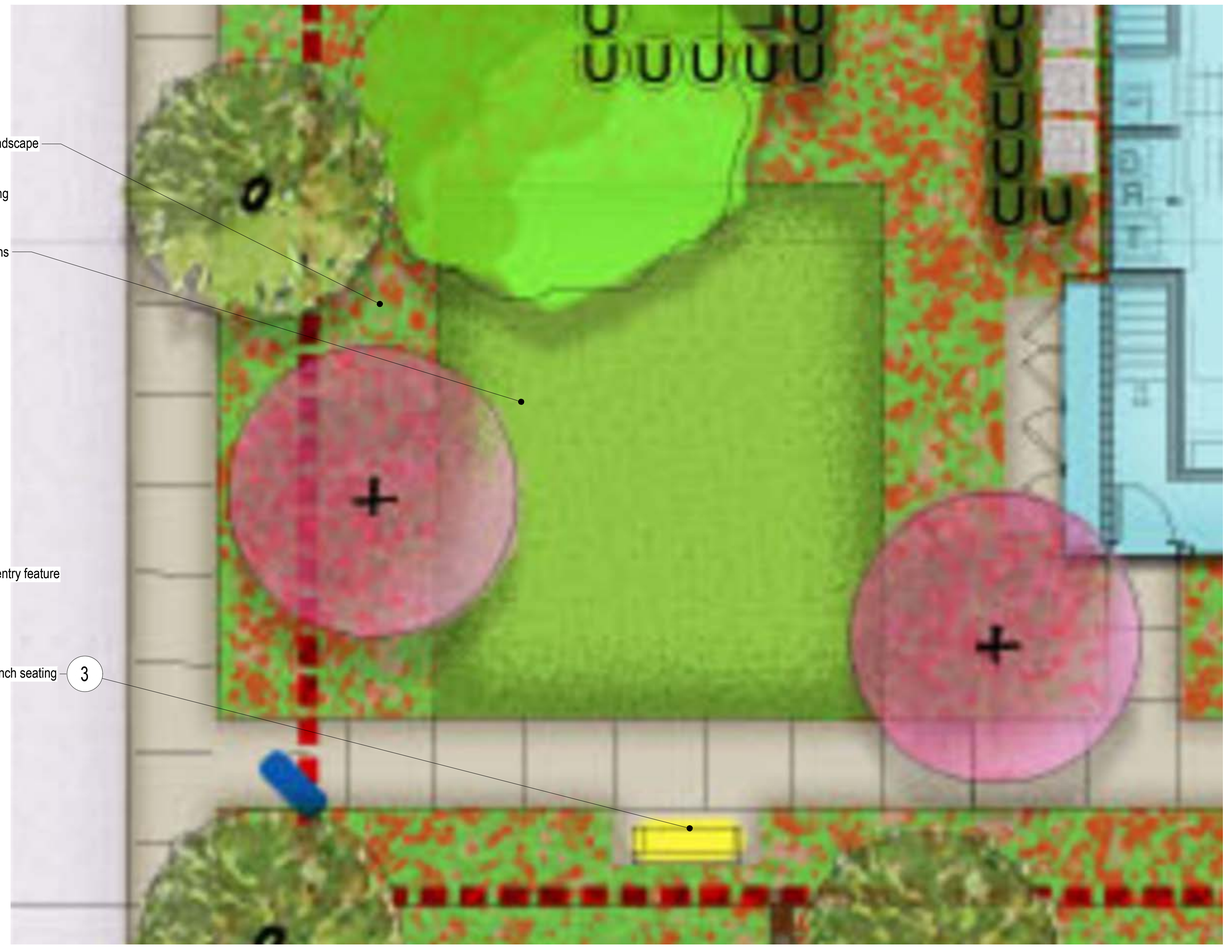
studio PAD Landscape Architecture



Key Map
N.T.S



PLAN VIEW - TURF 2



PLAN VIEW - TURF 1B

0 2' 4' 8'
Scale: 1/4" = 1'-0"

Schematic Enlargement - Turf (Site 1B & 2)

[Revised July 22, 2025]

BCT Development

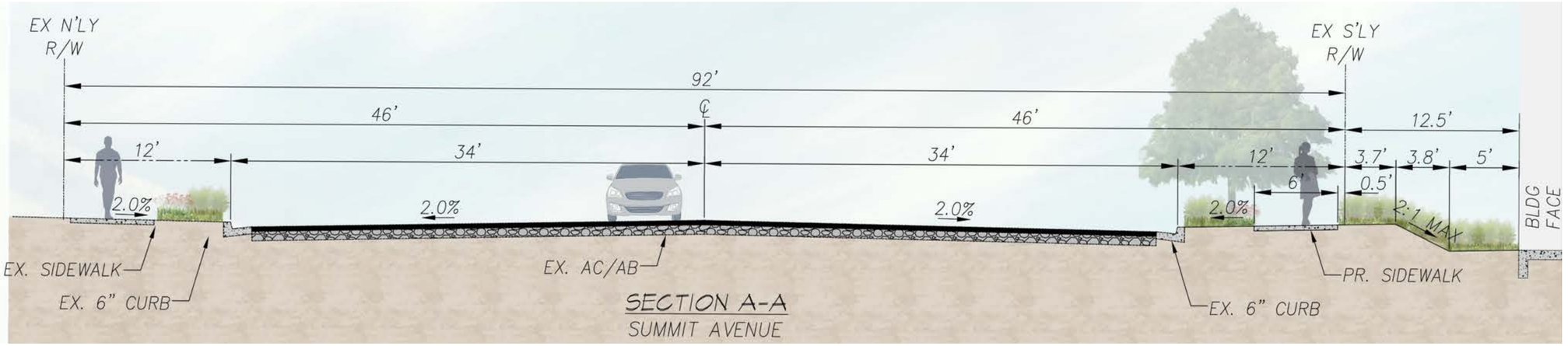
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-10

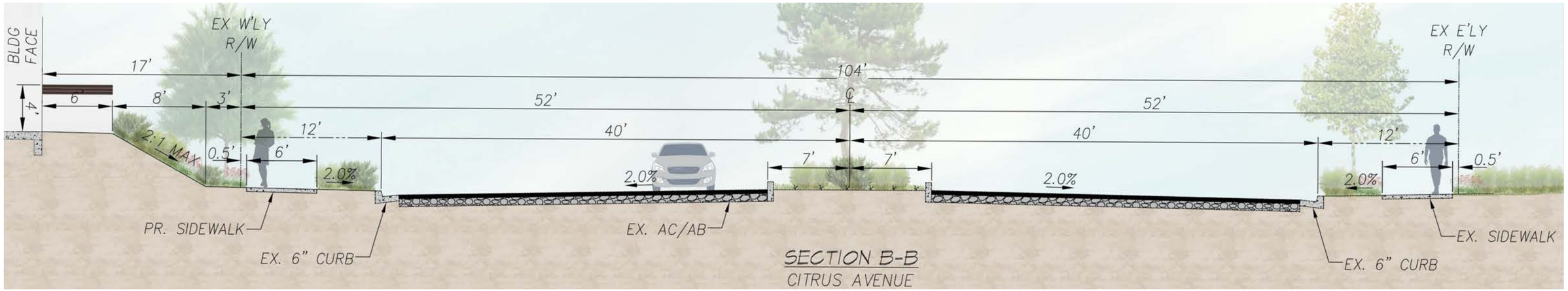
BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture



SECTION A-A



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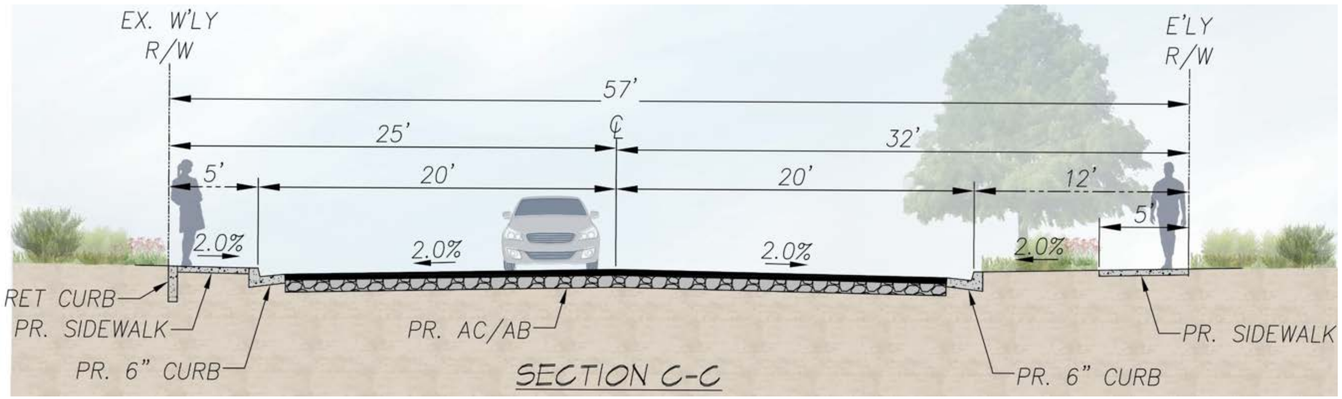

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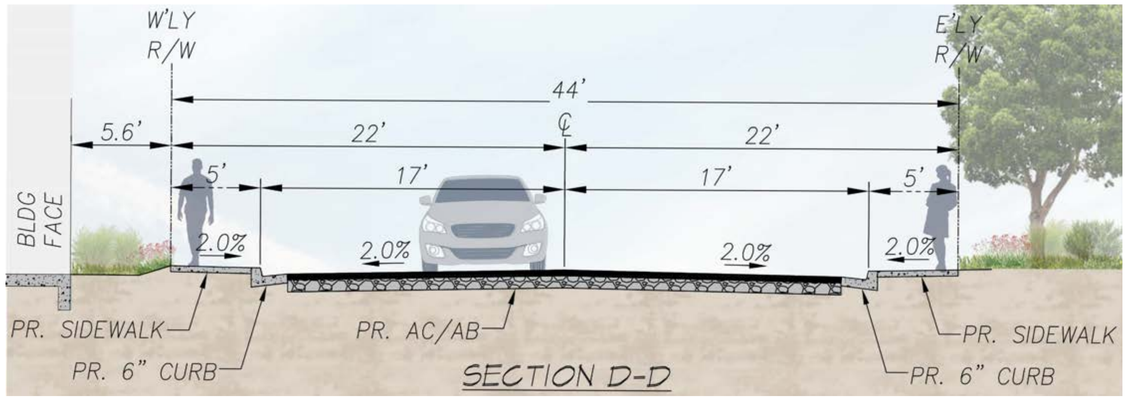


SECTION D-D

0 2' 4' 8'

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

Schematic Sections 'A' - 'D'

[Revised July 22, 2025]

BCT Development

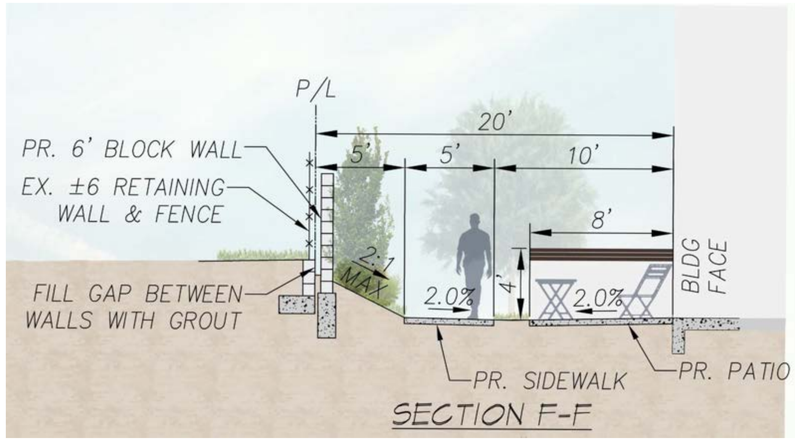
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-11A

BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture



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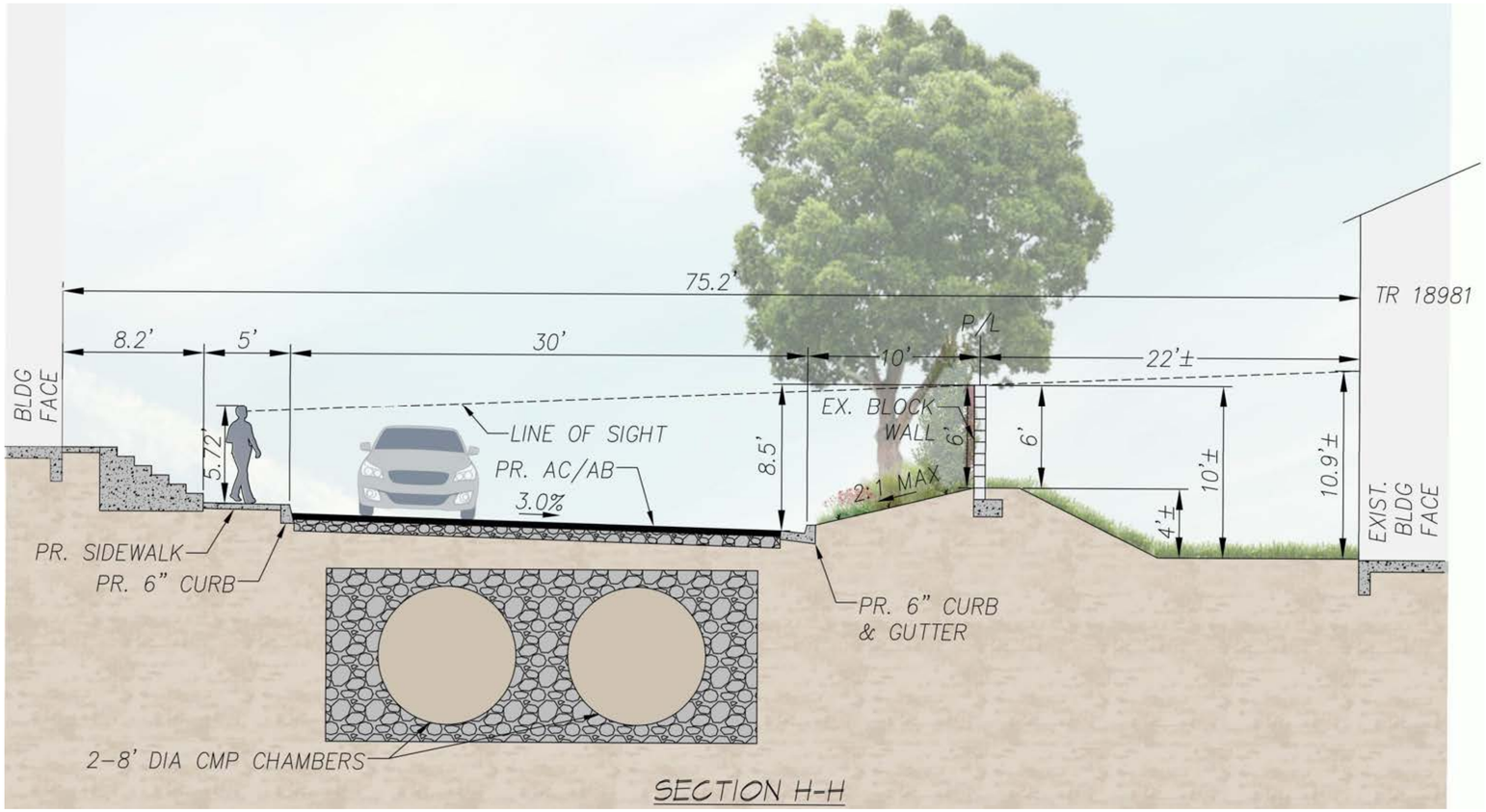

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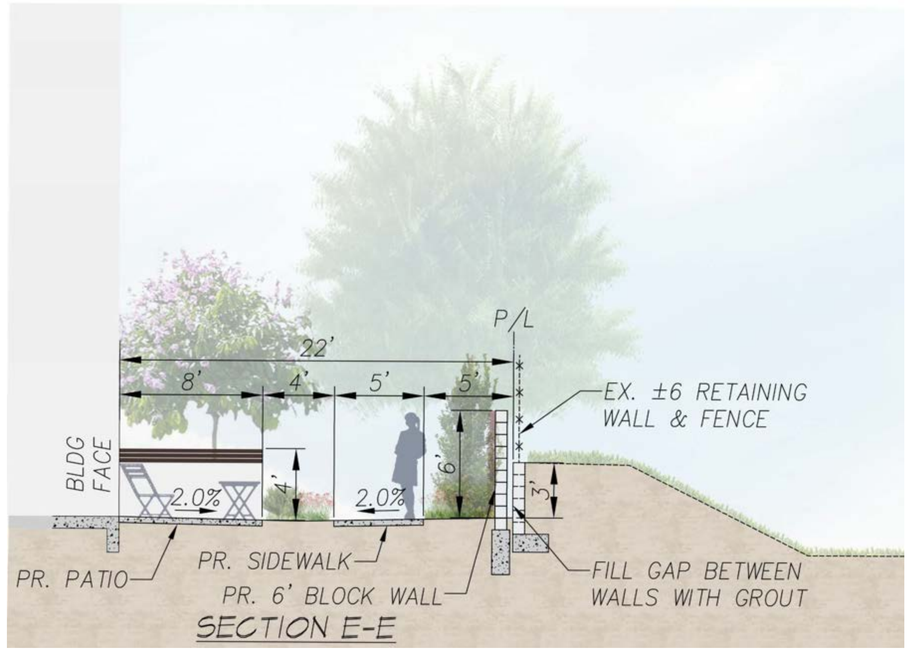


SECTION E-E

0 2' 4' 8'

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

Schematic Sections 'E' - 'H'

[Revised July 22, 2025]

BCT Development

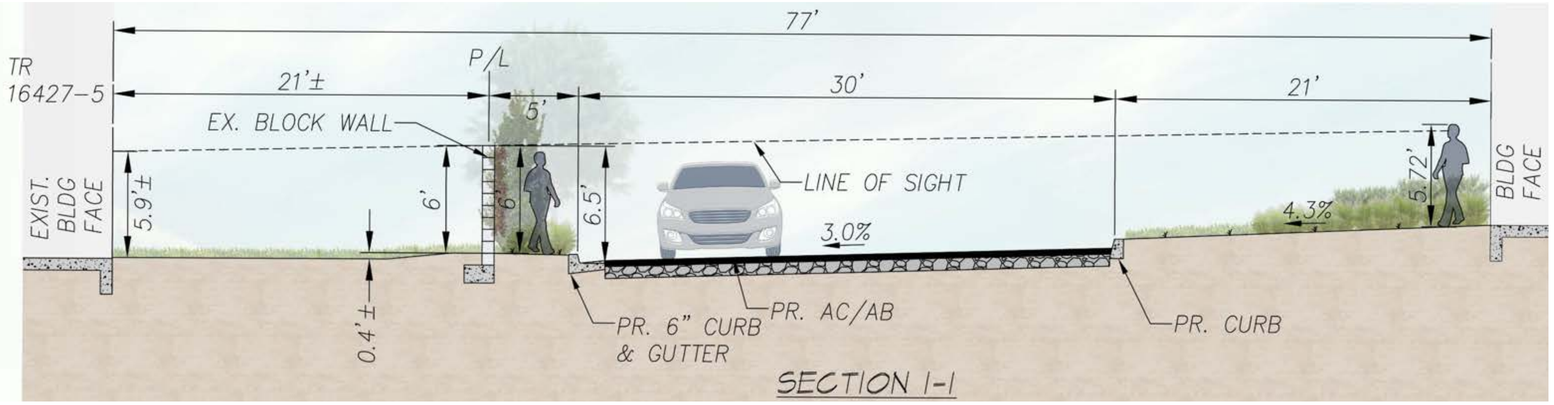
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-11B

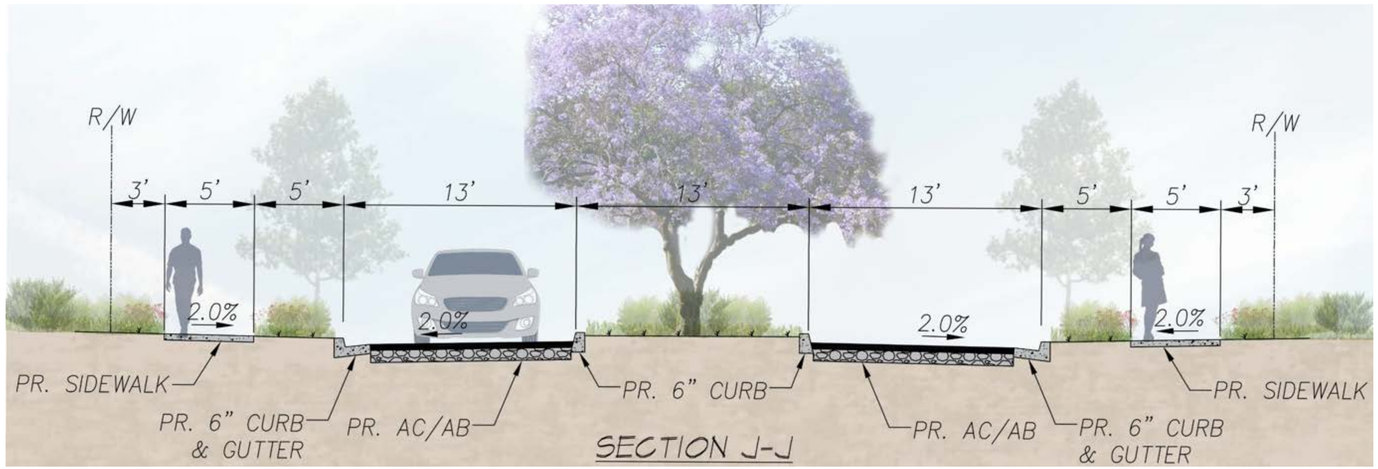
BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture



SECTION I-I



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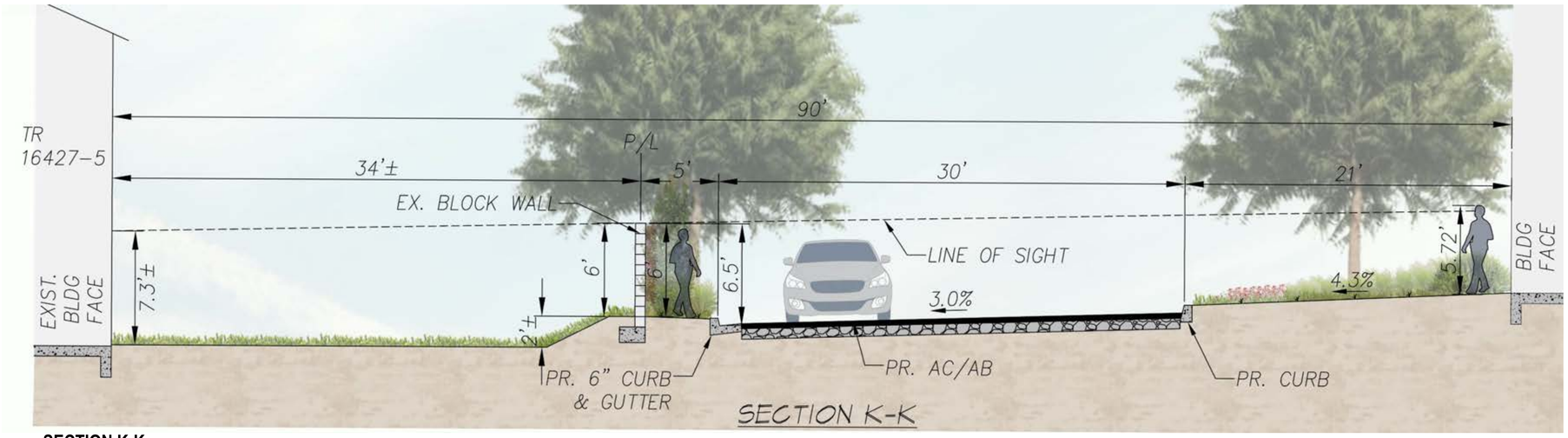


SECTION K-K

Key Map
N.T.S

0 2' 4' 8'
Scale: 1/4" = 1'-0"

Schematic Sections 'I' - 'K'

[Revised July 22, 2025]

BCT Development

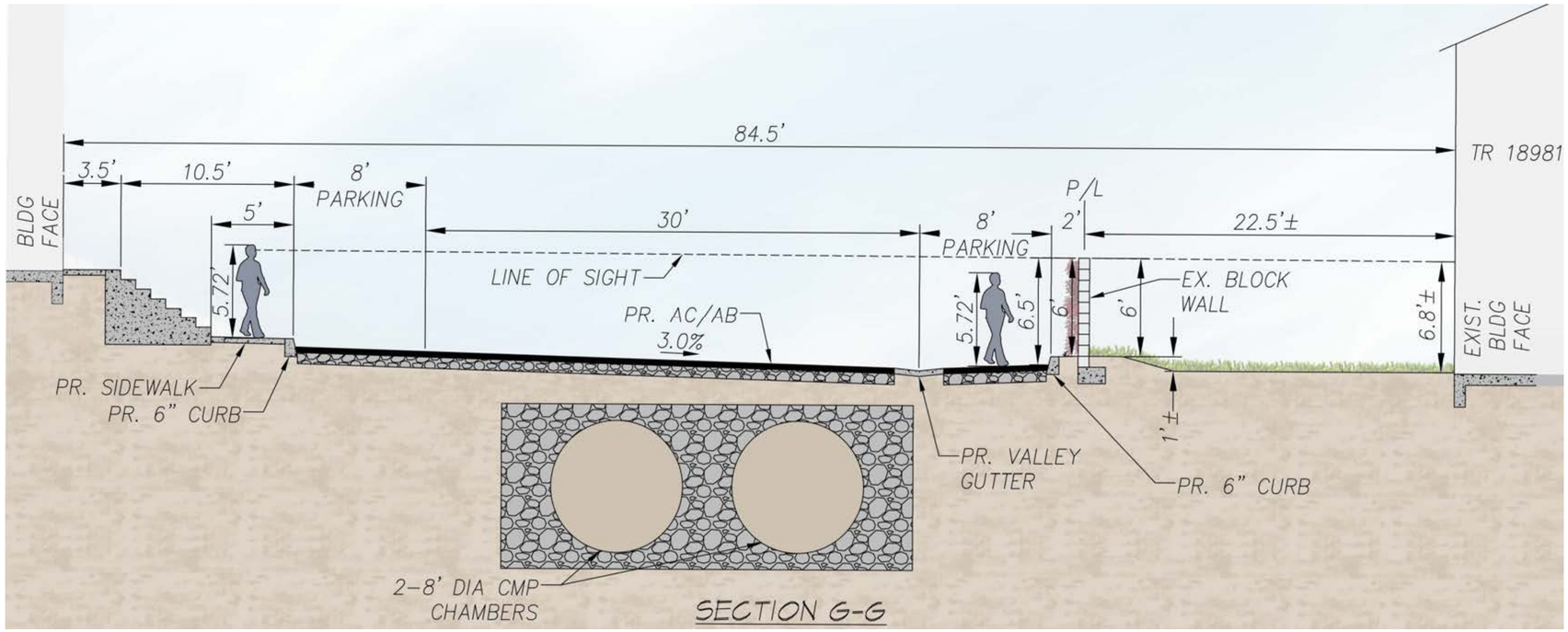
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-11C

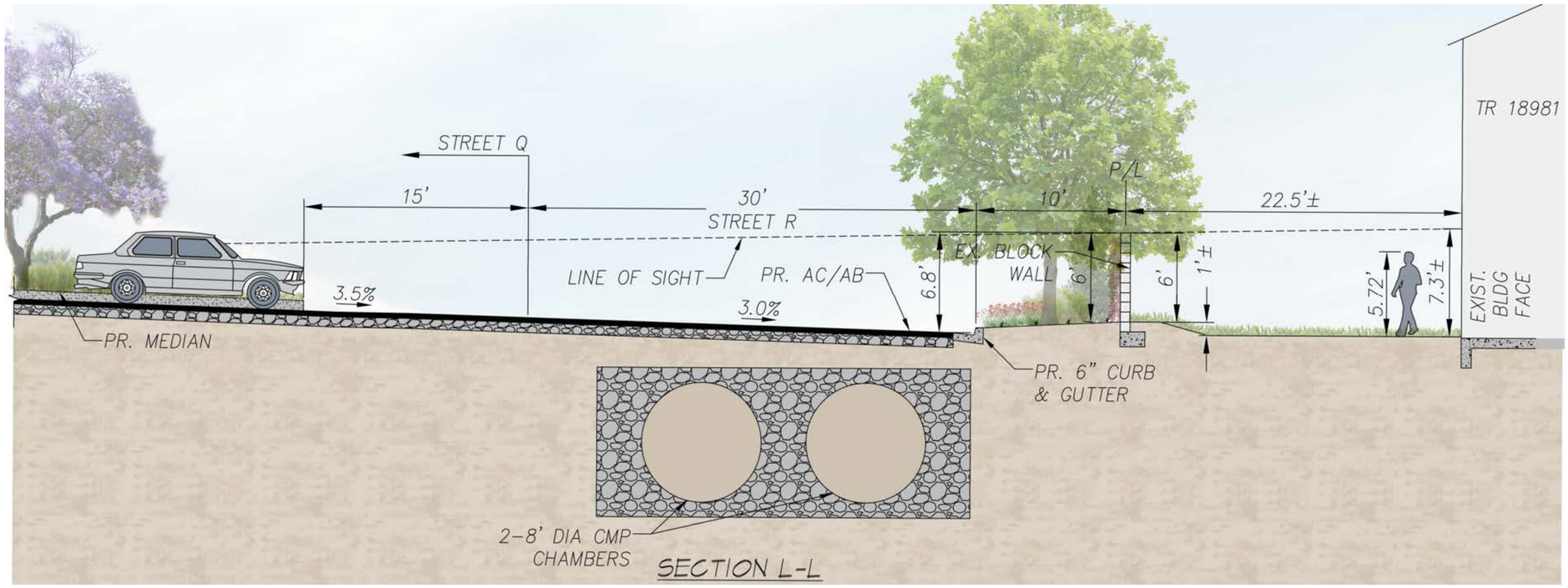
BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture



SECTION G-G



SECTION L-L

Key Map
N.T.S

Schematic Sections 'G' - 'L'

0 2' 4' 8'
Scale: 1/4" = 1'-0"

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-11D

BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture

1A Spanish
- 10'-11' Arbor feature
- ±6' Courtyard accent walls

1B Modern
- 10'-11' Arbor feature
- ±6' Courtyard accent walls

2 Mediterranean
- 8'-9' Arbor feature
- ±6' Courtyard accent walls

WALL, FENCE & GATE LEGEND

- Existing +- 7'-0" High property line wall, protect in place.
- 1 — 6'-0" High split-face CMU wall, with 2" high precision CMU cap (tan color).
- 2 — 4'-0" High combo 1' T.S. picket over 3' stucco over CMU courtyard patio walls (Spanish style).
- 3 — 4'-0" High combo 1' horz. metal panel over 3' stucco over CMU courtyard patio walls (Transitional style).
- 4 — ±6'-0" High stucco over CMU courtyard accent walls, with flat stucco cap (color to match Arch.).
- 5 — ±4'-6" High stucco over CMU courtyard low walls, with flat stucco cap (color to match Arch.).
- 6 — 5'-6" High tube steel fence (black paint color).
- 7 — 6'-6" High (16" sq.) split-face block pilaster, with 18" sq. (4" H). CMU cap (tan color).
- 8 — 3'-6" High metal private patio gate (dark brown color).
- 9 — 5'-6" High metal ADA pedestrian gate (black powdercoat color).
- 10 — ±6'-0" High metal vehicular gates black powdercoat color (with Fire Dept. Knox box)
- 11 — Varying heights of courtyard entry features, refer to Court Enlargements Plans.

Modern

Spanish / Mediterranean

0 40' 80' 160'
Scale: 1" = 80'-0"

Schematic Wall & Fence Plan

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-12

Citrus & Summit - Fontana, CA

BCT development

studio PAD Landscape Architecture

SHRUBS and GROUND COVER		WUCOLS (R4)
Aloe sp.	Aloe	Low
Grevillea spp., cvs.	Grevillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Very Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Hesperaloe parviflora	Red / Yellow Yucca	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lantana montevidensis	Purple Trailing Lantana	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Salvia leucantha, cvs.	Mexican bush sage	Low
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low
Tecoma stans	Yellow Bells	Low
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Low
Westringia sp.	Westringia	Low
Yucca gloriosa	Spanish Dagger	Low
Zauschneria californica	California fuchsia	Low
VINES & ESPALIERS		
Antigonon leptopus	Coral Vine	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

WATER CONSERVATION (PLAN):

1. All proposed planting areas shall be treated with soil conditioners to increase and retain soil moisture.
2. Plant materials shown on plan are appropriate suggestions only. Plant materials have been selected for their low-water demand. Final selections are to be determined in final Construction Plans, per City Standards and M.C. Ch. 28 - Vegetation.
3. The final Construction Plans shall address Xeriscape (low-water usage) principles as described in the city of Fontana's M.C. Ch. 28 - Vegetation and local AB1881 Water Rules & Regulations (if applicable) and have only low volume or subsurface irrigation within twenty-four inches of an impermeable surface.
4. Three inches of bark mulch will be used in non-turf areas to reduce moisture loss. Turf is only within O. S. areas for passive use.
5. Landscape plans must be designed per City standards, specific Plan and must meet the City's water conservation ordinance 1895 (MWELO). Future CDs to reference City's approved tree palette for tree selection and refer to the City's list of not approved plant material. Please follow the City of Fontana landscape standards and check list that may be access at Landscape Services | Fontana, CA - Official Website (fontanaca.gov).

PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	Tree Size @15 Year Growth	Wucols (R4)	Qty.
	PALMS						
	Vertical	Phoenix dactylifera (Date Palm)	Single	10'BT	15 ft	Medium	9
	TREES						
	Specimen	Magnolia grandiflora (Southern Magnolia)	Single	36" Box	24 ft	Medium	5
		Cercidium x 'Desert Museum' (D. Museum Palo Verde)	Multi	36" Box	20 ft	Low	
	Focal	Jacaranda mimosifolia (Jacaranda)	Single	24" Box	25 ft	Low	22
	Canopy	Tipuana tipu (Tipu Tree)	Single	24" Box	30 ft	Medium	36
	Street/ Parkway	Platanus x acerifolia (London Plane)	Single	24" Box	25 ft	Medium	85
	Evergreen Flowering	Eriobotrya deflexa (Bronze Loquat)	Single	15 Gal	12 ft	Low	35
		Magnolia grandiflora 'Little Gem' (Little Gem Magnolia)	Single	15 Gal	15 ft	Medium	
	Medium Evergreen	Geijera parviflora (Australian Willow)	Single	24" Box	16 ft	Medium	104
	Columnar	Lophostemon confertus (Brisbane Box)	Single	15 Gal	12 ft	Medium	100
	Medium Flowering	Magnolia grandiflora 'Majestic B.' (Mag. B. Magnolia)	Multi	24" Box	18 ft	Medium	14
	Deciduous Flowering	Lagerstroemia indica x fauriei 'Natchez' (Crape Myrtle)	Single	24" Box	16 ft	Medium	49
	Native	Platanus racemosa (California Sycamore)	Single	24" Box	30 ft	Medium	19
						TOTAL =	478
	SHRUBS						
	Utility/Screen Hedge	*Laurus nobilis (Sweet Bay)*	Single	15 Gal		Low	1502
	VINES						
	Vines	Macfadyena unguis-cati (Cat's Claw Vine)	-	5 Gal.		Low	25

*Plant leaf to leaf to screen utilities & dooryard hedge treatment, 4' minimum height at install.

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Vehicular Swinging Gates to be installed per local Fire Codes & Regulations.
3. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
4. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
5. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
6. All trees within 5' of hardscape to be installed with deep root barriers.
7. Proposed trees found on city's approved tree palette.

0 40' 80' 160'
Scale: 1" = 80'-0"

Schematic Planting Plan

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-13

BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture

Schematic Lighting Plan

LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		Down Light - FX Luminaire JB Surface mounted to shade structure, hide conduit & connections. Order code: JB, Aluminum Alloy, (BZ) Bronze Metallic Lamp: JB-3LED, 4.5W, 2700K, Beamspread: Spot	66
		Uplight - FX Luminaire FB Fits well into tight spaces. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable Lamp: FB-3LED, 4.5W, 2700K, Beamspread: Spot	34
		Wall Uplight - FX Luminaire XW-70 Die-cast aluminum high-output wall wash light with adjustable body. IP67 rated. Order code: XW-70, Aluminum, (BZ) Bronze Metallic, 3-Prong Spike Lamp: XW-70-H1, 18W / 23VA, 2700K, Beamspread: Ultra Wide Flood	5
Hinkley Maxim		Wall Sconce-Maxim Model # 86093FSBZ Hinkley Sconce for Transitional (Site 1B) Maxim for Spanish (Site 1A) and Mediterranean (Site 2) -, Bronzed, Wall, Per Elec. Eng. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng.	27
		GFCI - Outlet Exterior Electrical GFI Outlet [120V] Exterior Grade, Staked or Wall, Location per Electrical Engineer`s dwgs. Accessories: Location per Electrical Engineer`s dwgs.	8
		Transformer_PX - 300 - TPC - BZ Low-voltage transformer - FX luminair. model #PX - 300 - TPC - BZ. Cast Aluminum, Metallic Bronze., Wall, Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K). Lamp: 300W, 300W	9
		GFCI - Outlet Exterior Electrical GFI Outlet [240V] Cast Aluminum, Textured Architectural Bronze, Wall	2
		In ground Uplight - FX Luminaire FC-RG Large scale in grade fixture. 4in. Dia x 4.8in. H. Order code: FC-RG, Brass, (BZ) Bronze Metallic, Direct Mount Lamp: FC-RG-1LED, 2W / 2.4VA, 2700K, Beamspread: Spot	9

*Final selection to match architecture.

0 40' 80' 160'

Scale: 1" = 80'-0"

BCT Development

[Revised July 22, 2025]

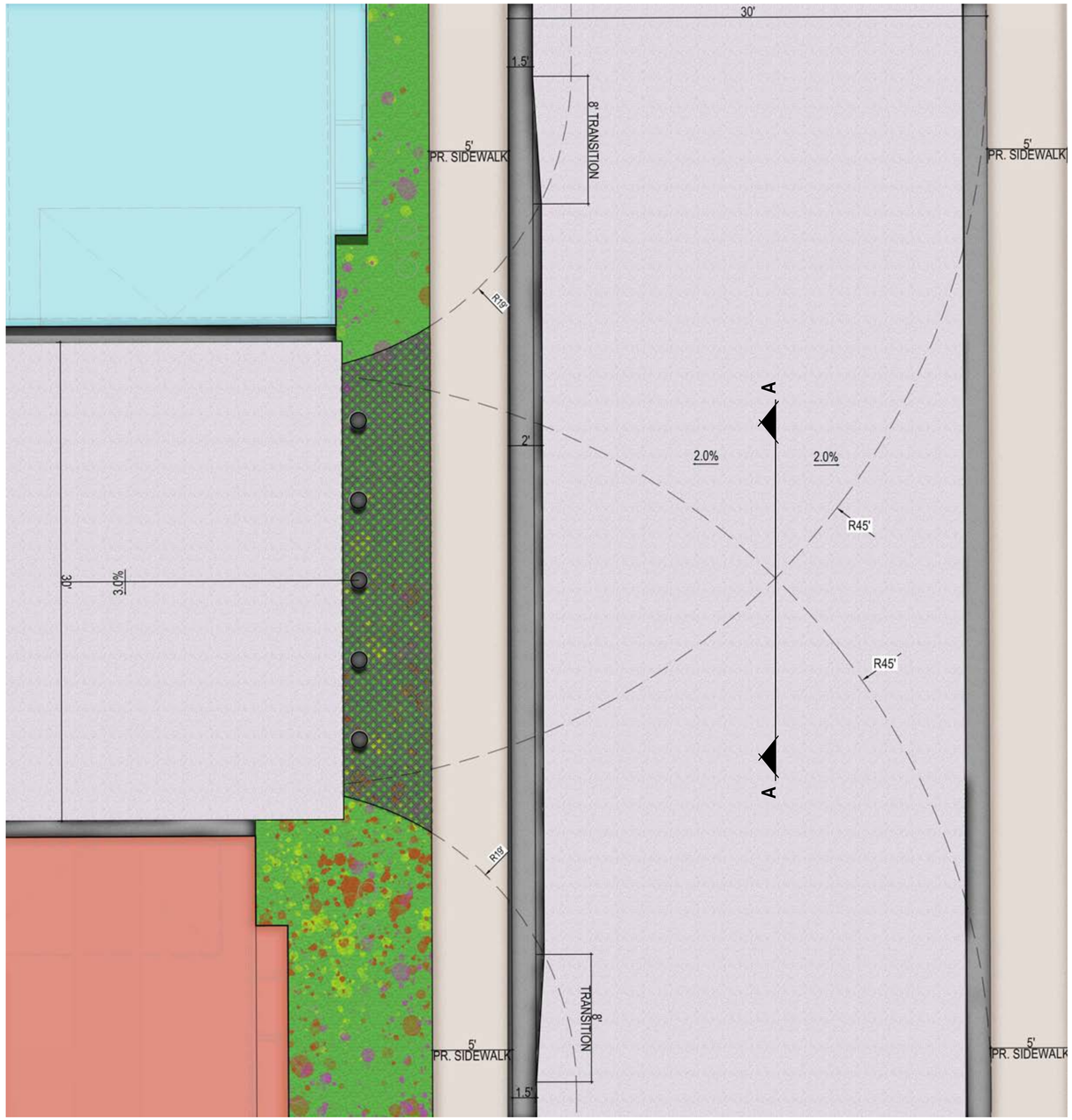
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-14

Citrus & Summit - Fontana, CA

BCT development

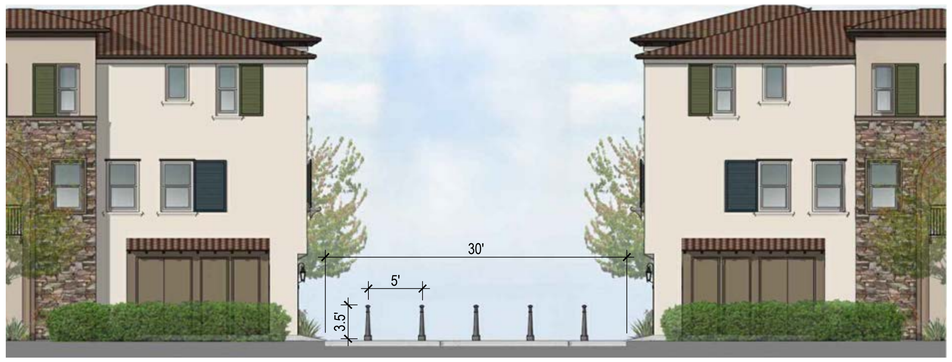
studio PAD Landscape Architecture



Plan View

Bollard Street CPB.RM

Turf Block



Elevation A

Fire Lane Exhibit - Bollards

[Revised July 22, 2025]

BCT Development

Fire Lane Study / 4th City Submittal | Project No.: BCT01-D
Date: June 23, 2025

L-15

BCT development

Fontana-Summit & Citrus Avenue

studio PAD Landscape Architecture

CITY OF FONTANA

VESTING TENTATIVE PARCEL MAP 20910

OWNER/APPLICANT

BCT DEVELOPMENT
130 NEWPORT CENTER DR. SUITE 210
NEWPORT, CA 92260
CONTACT: CLARKE CAMPION
CELL: (949)910-5203

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
CONTACT: MICHAEL BRENDECKE
OFFICE: (951)-688-0241
FAX: (951)-688-0631
EMAIL: MBRENDECKE@ADKAN.COM

APN

1108-082-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -22, -23, -24, -25, -26, -27, -28, -29, -30

UTILITIES

WATER:	FONTANA WATER COMPANY	909-822-2201
SEWER:	CITY OF FONTANA	951-428-3771
PHONE:	VERIZON	1-800-837-4966
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	1-800-655-4555

LEGAL DESCRIPTION

LOTS 1 THROUGH 19, INCLUSIVE, 22 THROUGH 30, AND A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926, IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

CENTERLINE		CL	CENTERLINE
RIGHT OF WAY		TYP.	TYPICAL
PROPERTY LINE		PR.	PROPOSED
PROJECT BOUNDARY		EX.	EXISTING
LOT BOUNDARY		R/W	RIGHT OF WAY
		PL	PROPERTY LINE
RIGHT OF WAY DEDICATION		SF	SQUARE FOOTAGE

ADJACENT LAND USE

NORTH: RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: RESIDENTIAL

EXISTING ZONING/PROPOSED ZONING

FBC FORM BASED CODE (0.2-2 FAR, 2.1-70 DU/AC)

EXISTING LAND USE/PROPOSED LAND USE

WMXU-2 WALKABLE MIXED USE URBAN VILLAGE (0.2-1 FAR, 2.1-24 DU/AC)

BENCHMARK

RF 40 A (EV9118)
1-3/8" BRASS DISK, FLUSH IN TOP OF THE NORTHWEST CONCRETE FOOTING OF TOWER 18/3 , UP 2.9 FEET ABOVE GROUND, ON POWER LINE PATROL ROAD, 1.25 MILES NORTH FROM THE INTERSECTION OF HIGHLAND AVENUE (HIGHWAY 30) AND CITRUS AVENUE.
ELEVATION: 1674.78 (NAVD88)

ACREAGE

GROSS.....28.38 ACRES
NET.....20.04 ACRES

SHEET INDEX

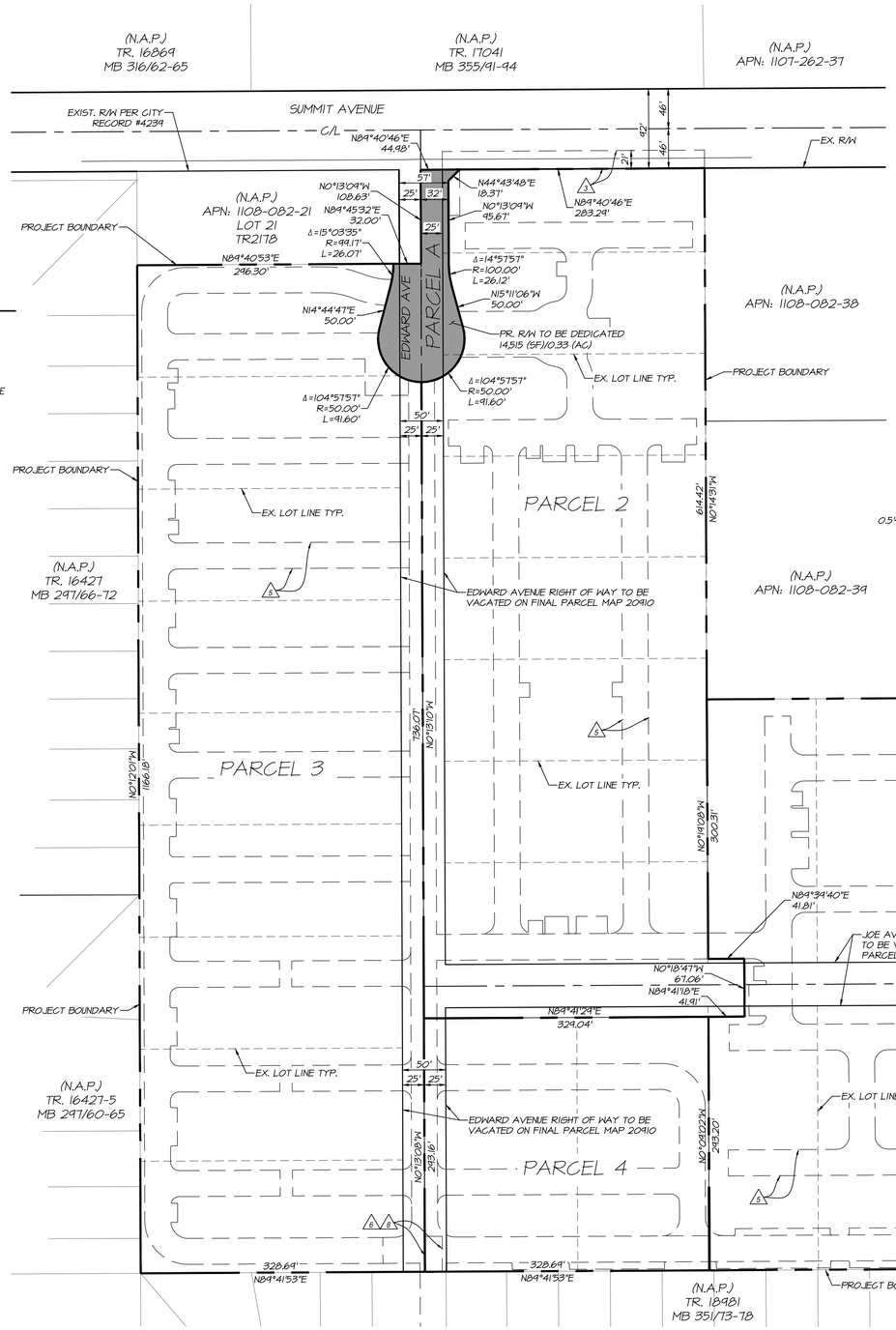
SHEET 1.....TITLE SHEET
SHEET 2.....EXISTING PARCEL MAP
SHEET 3.....PROPOSED PARCEL MAP

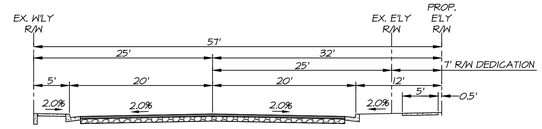
FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AREAS DESIGNATED ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAPS NO. 06071C7915H WITH AN EFFECTIVE DATE OF AUGUST 28, 2008 IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP WHICH SAID PROPERTY IS SITUATED.

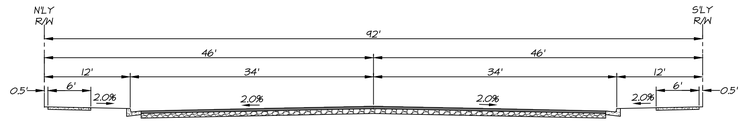
PARCEL DATA		
PARCEL #	S.F.	ACRES
A	14,515	0.33
1	431,060	9.90
2	316,315	7.26
3	377,624	8.67
4	96,416	2.21
TOTAL	1,235,930	28.38

RIGHT OF WAY DEDICATION	
PARCEL 2	PARCEL 3
EDWARD AVE 9,038 (SF) 0.21 (AC)	EDWARD AVE 5,477 (SF) 0.13 (AC)

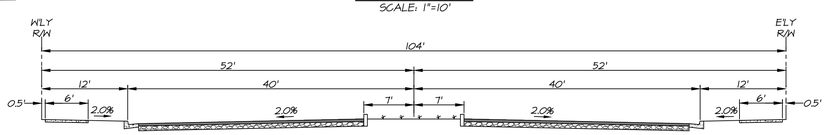




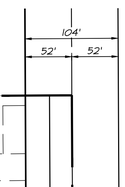
TYPICAL SECTION
EDWARD AVENUE
SCALE: 1"=10'

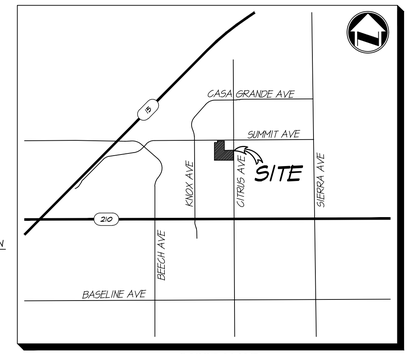


TYPICAL SECTION
SUMMIT AVENUE
SCALE: 1"=10'



TYPICAL SECTION
CITRUS AVENUE
SCALE: 1"=10'





VICINITY MAP
(N.T.S.)
SEC.25 T1N. R6W.

EXISTING EASEMENTS

1. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET, HIGHWAY AND PUBLIC UTILITY TO CITY OF FONTANA, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 2002, AS INSTRUMENT NO. 2002-093250, OF OFFICIAL RECORDS. (AFFECTS PARCEL 5)
2. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET, HIGHWAY AND PUBLIC UTILITY TO CITY OF FONTANA, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 14, 2005, AS INSTRUMENT NO. 2005-0262484, OF OFFICIAL RECORDS. (AFFECTS PARCEL 5)
3. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY TO THE CITY OF FONTANA, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 23, 2002, AS INSTRUMENT NO. 2002-0449156, OF OFFICIAL RECORDS. (AFFECTS PARCEL 18)
4. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET, HIGHWAY AND PUBLIC UTILITY TO CITY OF FONTANA, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 2002, AS INSTRUMENT NO. 2002-375524, OF OFFICIAL RECORDS. (AFFECTS PARCEL 6)

PROPOSED EASEMENTS

5. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS, EMERGENCY VEHICLES AND UTILITY INSTALLATION AND MAINTENANCE.
6. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR MAINTENANCE OF SEWER FACILITIES.
7. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNALS.
8. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR MAINTENANCE OF STORM DRAIN FACILITIES.
9. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS FOR SEWER AND STORM DRAIN MAINTENANCE TO CITY OF FONTANA.

PROPOSED STREET VACATIONS

WITHIN THE BORDER OF VESTING TENTATIVE PARCEL MAP 20910, EDWARD AVENUE AND JOE AVENUE, AS SHOWN ON TRACT 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, BOOK 31, PAGE 52 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, TO BE ABANDONED, MERGED, AND RESUBDIVIDED WITHOUT REVERSION PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

NOTES

1. THE PRIVATE DRAINAGE SYSTEM ON THIS PROPERTY ACCEPTS DRAINAGE FLOW FROM THE PUBLIC FACILITIES LOCATED AT EDWARD AVENUE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ON-SITE, PRIVATE DRAINAGE FACILITIES.
2. A DRAINAGE ACCEPTANCE AND MAINTENANCE AGREEMENT, ACCEPTABLE TOT HE CIT YOF FONTANA, MUST BE EXECUTED AND RECORDED.
3. ALL STREETS INTERIOR TO PARCELS 1-4 ON-SITE ARE PRIVATE.

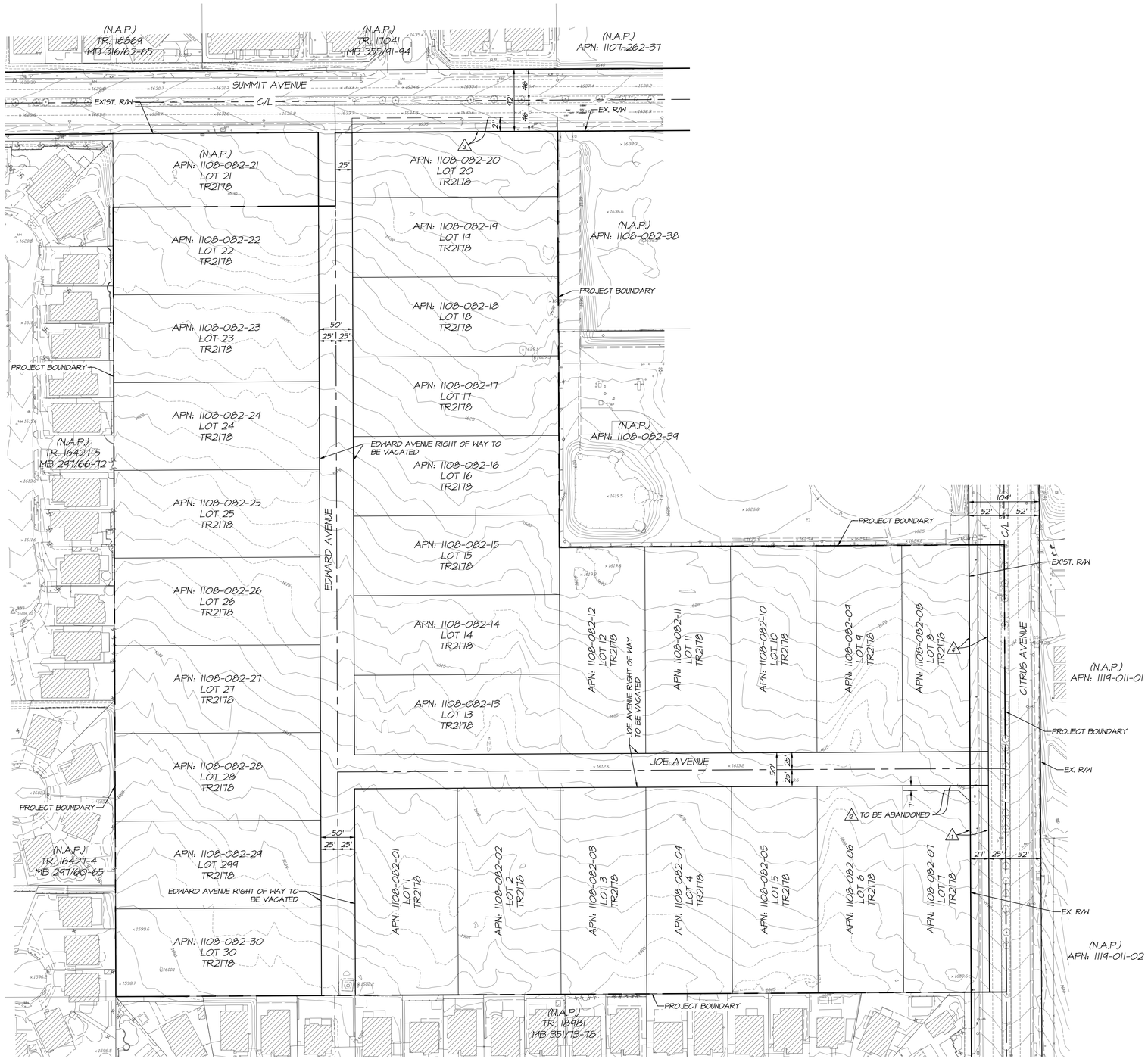
0 80 240
40 160 320
SCALE: 1" = 80'

VESTING TENTATIVE PARCEL MAP 20910
CITY OF FONTANA
PREPARED FOR:
BCT DEVELOPMENT

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

Plot Date: 10/28/2025

Any unauthorized use of these drawings is prohibited by law and subject to criminal prosecution.



0 80 240

40 160 320

SCALE: 1" = 80'

EXISTING CONDITION

VESTING TENTATIVE PARCEL MAP 20910

CITY OF FONTANA

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BCT DEVELOPMENT

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Tel:(951) 688-0241 · Fax:(951) 688-0599

C-2

Plot Date: 10/24/2025

(N.A.P.)
TR. 16869
MB 316/62-65

(N.A.P.)
TR. 17041
MB 355/91-94

(N.A.P.)
APN: 1107-262-37

SUMMIT AVENUE
C/L
EX. R/W
62'
46'
46'
EX. R/W

N89°40'46"E
44.98'

57'
25'
32'
N44°43'48"E
18.37'
N89°40'46"E
283.29'

PROJECT BOUNDARY

(N.A.P.)
APN: 1108-082-21
LOT 21
TR2178

N0°13'09"W
108.63'
N0°13'09"W
95.67'
N89°45'32"E
32.00'
N89°40'53"E
246.30'

EDWARD AVENUE
PARCEL A

Δ=15°03'35"
R=99.17'
L=26.07'
N14°44'47"E
50.00'
Δ=14°57'57"
R=100.00'
L=26.12'
N15°11'06"W
50.00'

(N.A.P.)
APN: 1108-082-38

Δ=104°57'57"
R=50.00'
L=91.60'
Δ=104°57'57"
R=50.00'
L=91.60'

PROJECT BOUNDARY

N0°14'31"W
614.42'

PROJECT BOUNDARY

5 PR. ACCESS/UTILITY EASEMENT

(N.A.P.)
APN: 1108-082-39

(N.A.P.)
TR. 16427-5
MB 297/66-72

5 PR. ACCESS/UTILITY EASEMENT

PARCEL 2

5 PR. ACCESS/UTILITY EASEMENT

PARCEL 3

736.01'
N0°13'10"W

N0°12'01"W
1166.18'

N0°19'08"W
300.31'

15' 15'

104'
52' 52'
C/L

656.93'
N89°41'13"E
PROJECT BOUNDARY

50'
5 PR. ACCESS/UTILITY EASEMENT

(N.A.P.)
APN: 1119-011-01

CITRUS AVENUE

PROJECT BOUNDARY
EX. R/W

PARCEL 1

N89°39'40"E
41.81'
N89°41'18"E
41.91'
N0°18'47"W
67.06'

N89°41'29"E
329.04'

PROJECT BOUNDARY

N0°16'44"W
660.67'

52' 52'

(N.A.P.)
TR. 16427-4
MB 297/60-65

PARCEL 4

N0°09'02"W
293.20'

46'
53'

7 PR. TRAFFIC SIGNAL MAINTENANCE EASEMENT
50'
13'
PR. R/W

5 PR. ACCESS/UTILITY EASEMENT

N0°13'08"W
293.16'

6 6

50'
35'
20'
10'
PR. SEWER MAINTENANCE EASEMENT 6

328.69'
N89°41'53"E
328.69'
N89°41'53"E
656.66'
N89°41'53"E

(N.A.P.)
TR. 18981
MB 351/13-78

PROJECT BOUNDARY

0 80 240
40 160 320
SCALE: 1" = 80'

PROPOSED CONDITION
VESTING TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

PREPARED FOR:
BCT DEVELOPMENT

PLANS PREPARED BY:
adkan ENGINEERS
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6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

C-3

Plot Date: 10/24/2025

Plot Date: 10/24/2025 | Last Saved By: jmarshall | Full Path: J:\2020\20-0703\Civil\Exhibits\Tentative Map\20-0703 TTM 20910.dwg

CITY OF FONTANA

CONCEPTUAL GRADING
TENTATIVE PARCEL MAP 20910

OWNER/APPLICANT

BCT DEVELOPMENT
130 NEWPORT CENTER DR. SUITE 210
NEWPORT, CA 92060
CONTACT: CLARKE CAMPION
CELL: (949)910-5203

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
CONTACT: MICHAEL BRENDECKE
OFFICE: (951)688-0241
FAX: (951)688-0631
EMAIL: MBRENDECKE@ADKAN.COM

APN

110-8082-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -22, -23, -24, -225, -26, -27, -28, -29, -30

UTILITIES

WATER:	FONTANA WATER COMPANY	909-822-2201
SEWER:	CITY OF FONTANA	951-928-3777
PHONE:	VERIZON	1-800-837-4966
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	1-800-655-4555

LEGAL DESCRIPTION

LOTS 1 THROUGH 19, INCLUSIVE, 22 THROUGH 30, AND A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926, IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

CENTERLINE		CL	CENTERLINE
RIGHT OF WAY		TYP.	TYPICAL
PROPERTY LINE		PR.	PROPOSED
PROJECT BOUNDARY		EX.	EXISTING
LOT BOUNDARY		R/W	RIGHT OF WAY
ADA PATH		PL	PROPERTY LINE
		SF	SQUARE FOOTAGE

ADJACENT LAND USE

NORTH: RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: RESIDENTIAL

EXISTING ZONING/PROPOSED ZONING

FBC FORM BASED CODE (0.2-2 FAR, 2.1-70 DU/AC)

EXISTING LAND USE/PROPOSED LAND USE

WMXU-2 WALKABLE MIXED USE URBAN VILLAGE (0.2-1 FAR, 2.1-24 DU/AC)

BENCHMARK

4.1 KM EASTERLY ALONG STATE HIGHWAY 30 (HIGHLAND AVENUE) FROM ITS JUNCTION WITH INTERSTATE HIGHWAY 15 THENCE 2.1KM NORTH ALONG CITRUS AVENUE TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE NORTHWEST LEG OF THE EDISON POWER LINE TOWER NUMBER 18-3 PROJECTING 0.9M (3.0FT) ABOVE THE GROUND 12.5M(231.9FT) W OF CENTERLINE OF CITRUS AVENUE 14.9M(48.9FT) S OF THE GRAVELED POWER LINE SERVICE RD 0.2M(0.7FT) N OF METAL LEG.

ELEVATION: 1679.79 (NAVD88)

ACREAGE

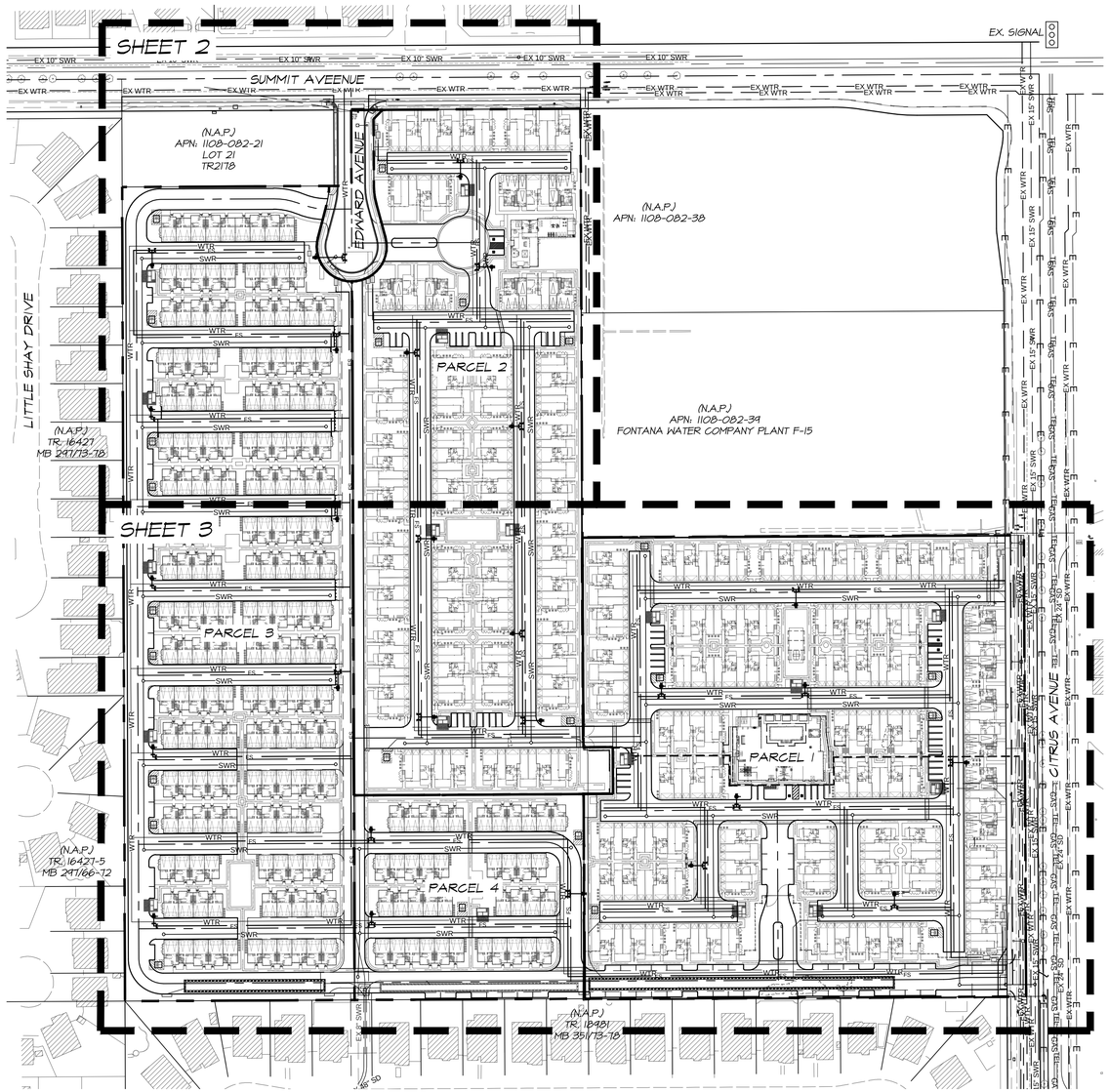
GROSS.....28.38 ACRES
NET.....28.04 ACRES

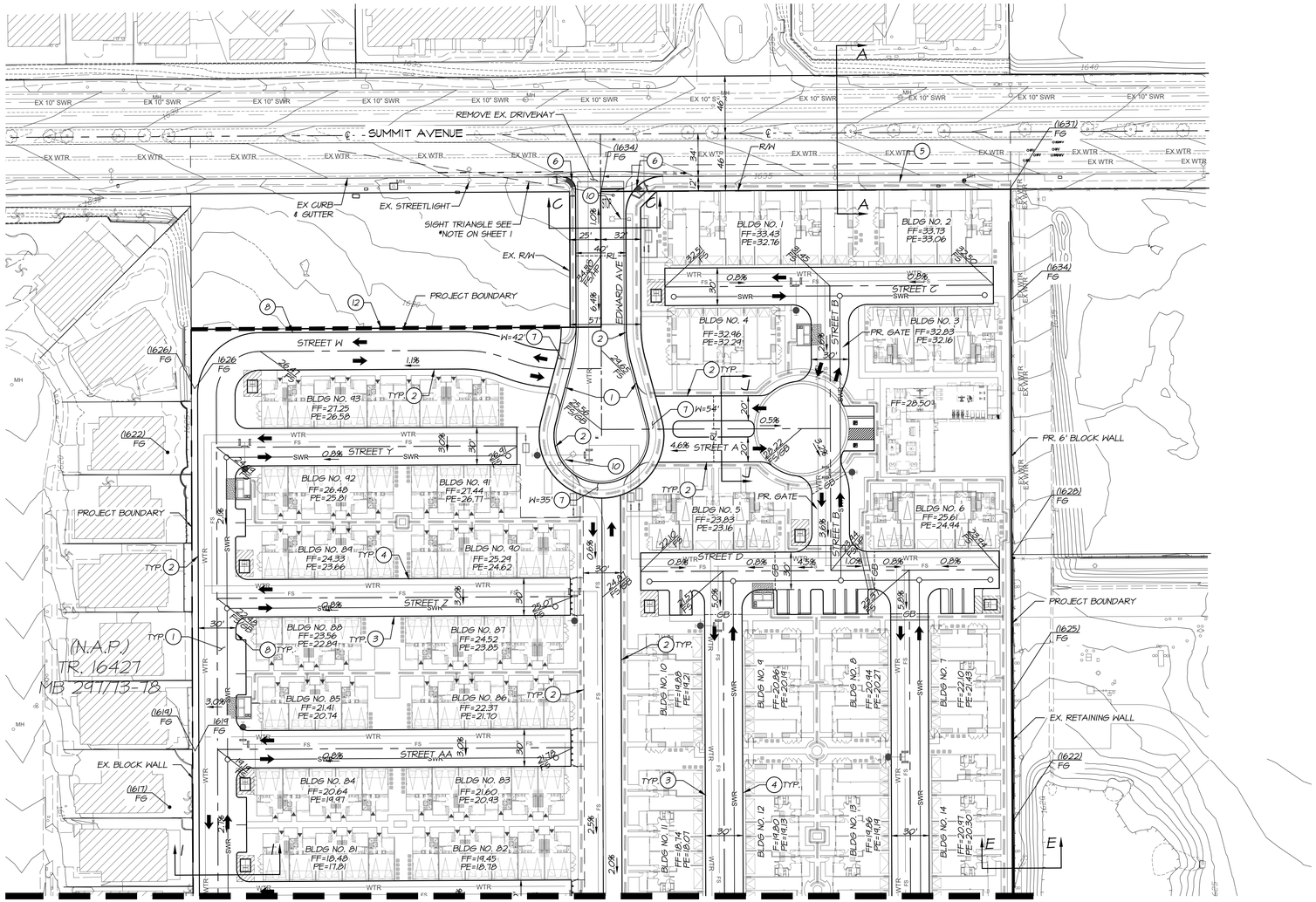
SHEET INDEX

SHEET 1.....TITLE SHEET
SHEET 2.....CONCEPTUAL GRADING
SHEET 3.....CONCEPTUAL GRADING
SHEET 4.....SECTIONS/DETAILS

CONCEPTUAL GRADING CONSTRUCTION NOTES

1. INSTALL _" AC PAVEMENT OVER _" BASE PER SOILS REPORT
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF FONTANA STD. 1000
3. CONSTRUCT WEDGE CURB AND GUTTER PER DETAIL ON SHEET 4
4. CONSTRUCT WEDGE CURB PER DETAIL ON SHEET 4
5. CONSTRUCT CONCRETE SIDEWALK & LANDSCAPE PER CITY OF FONTANA STD. 1006
6. CONSTRUCT CURB RAMP PER CITY OF FONTANA STD. 1003
7. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF FONTANA STD. 1001
8. CONSTRUCT 6" CURB PER CITY OF FONTANA STD. 1000
9. CONSTRUCT 6" ROLLED CURB
10. CONSTRUCT STREET LIGHT PER CITY OF FONTANA STD. 1017
11. CONSTRUCT 8" CURB PER CITY OF FONTANA STD. 1000
12. CONSTRUCT RETAINING WALL
13. CONSTRUCT ROLLED CURB CURB PER DETAIL ON SHEET 4





SEE SHEET 3

SCALE: 1" = 50'

CONCEPTUAL GRADING CONSTRUCTION NOTES

1. INSTALL _" AC PAVEMENT OVER _" BASE PER SOILS REPORT
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF FONTANA STD. 1000
3. CONSTRUCT WEDGE CURB AND CUTTER PER DETAIL ON SHEET 4
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12. CONSTRUCT RETAINING WALL
13. CONSTRUCT ROLLED CURB CURB PER DETAIL ON SHEET 4

CONCEPTUAL GRADING PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

PREPARED FOR:
BCT DEVELOPMENT

PLANS PREPARED BY:
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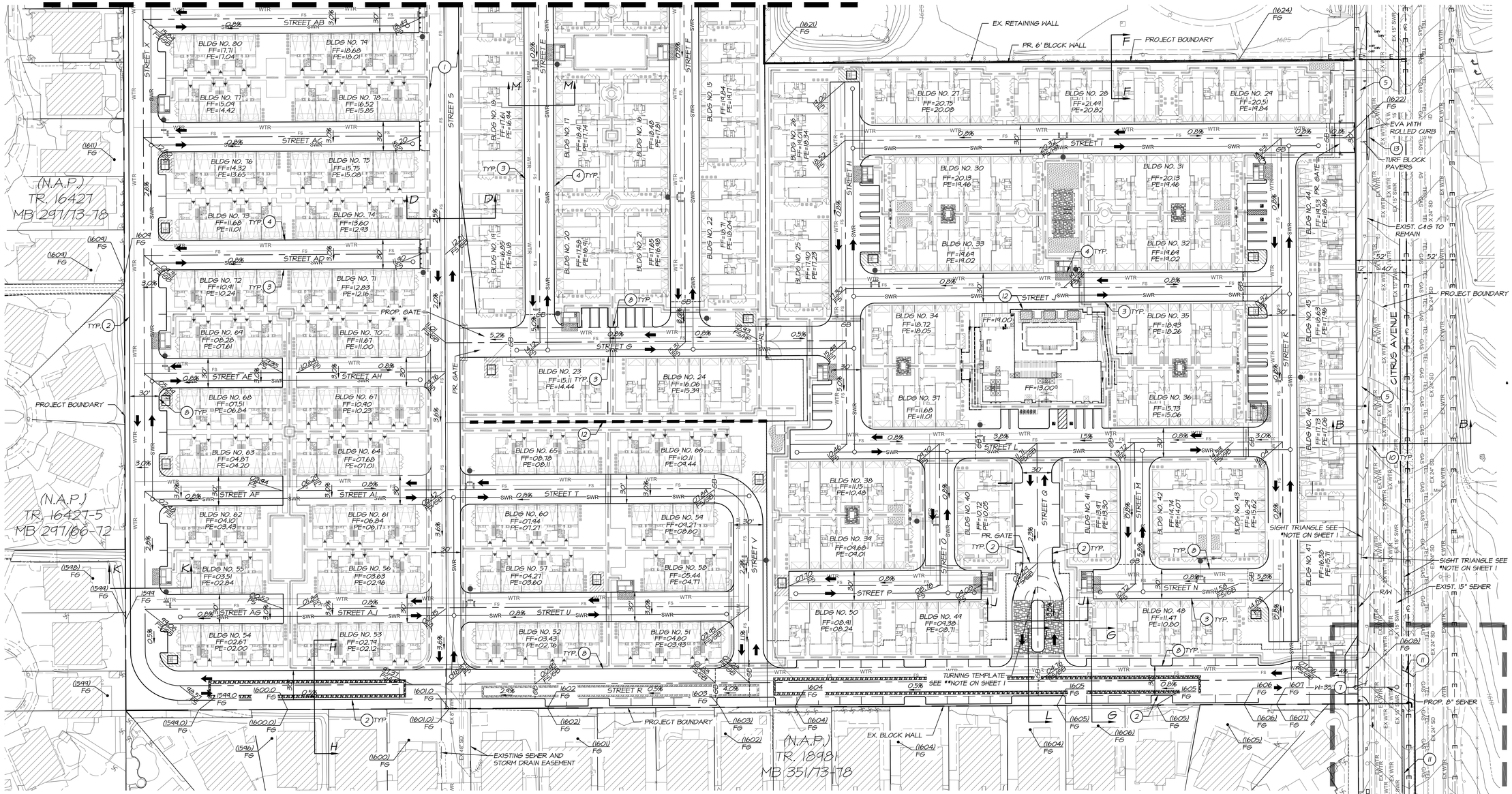
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

CG-2

Plot Date: 10/2/2025



CONCEPTUAL GRADING CONSTRUCTION NOTES

1. INSTALL _" AC PAVEMENT OVER _" BASE PER SOILS REPORT
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SCALE: 1" = 50'

CONCEPTUAL GRADING PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

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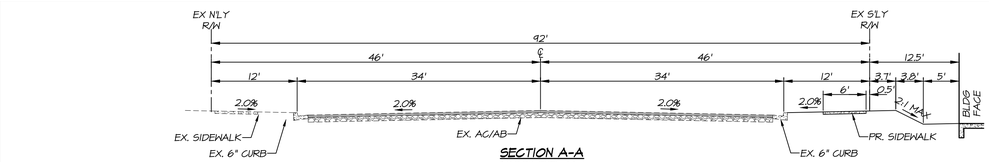
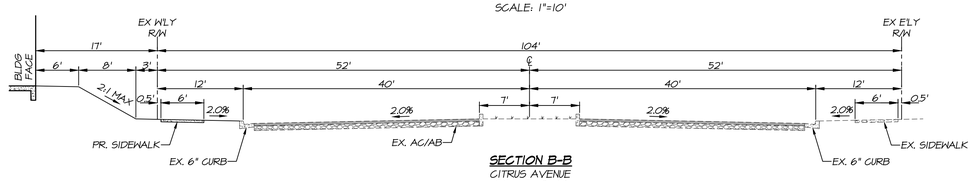
Tel:(951) 688-0241 · Fax:(951) 688-0599

CG-3

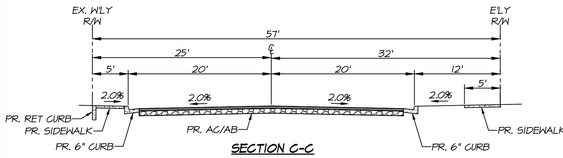
Plot Date: 10/2/2025



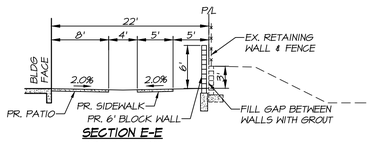
SECTION A-A
SUMMIT AVENUE
SCALE: 1"=10'



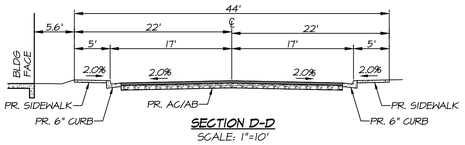
SECTION B-B
CITRUS AVENUE
SCALE: 1"=10'



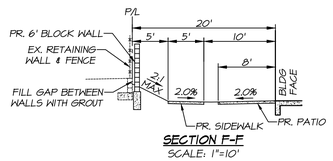
SECTION C-C
EDWARD AVENUE
SCALE: 1"=10'



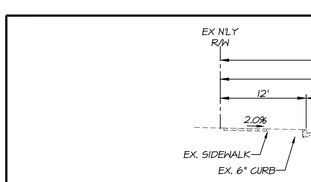
SECTION E-E
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'

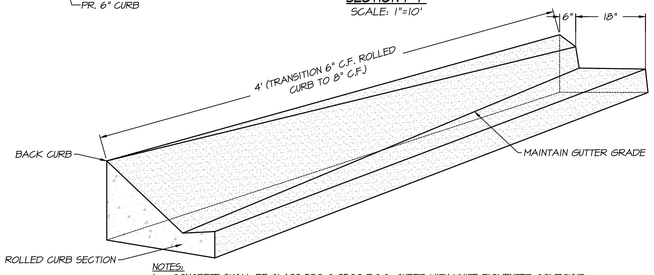


SECTION F-F
SCALE: 1"=10'



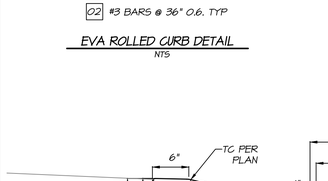
01 (2) #4 BAR CONTINUOUS
02 #3 BARS @ 36" O.C. TYP

EVA ROLLED CURB DETAIL
NTS

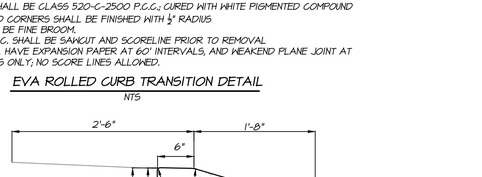


NOTES:
1. CONCRETE SHALL BE CLASS 520-C-2500 P.C.C.; CURED WITH WHITE PIGMENTED COMPOUND
2. ALL EXPOSED CORNERS SHALL BE FINISHED WITH ½" RADIUS
3. FINISH SHALL BE FINE BROOM.
4. EXISTING P.C.C. SHALL BE SAWCUT AND SCORELINE PRIOR TO REMOVAL
5. CURBS SHALL HAVE EXPANSION PAPER AT 60' INTERVALS, AND WEAKEND PLANE JOINT AT 10' INTERVALS ONLY; NO SCORE LINES ALLOWED.

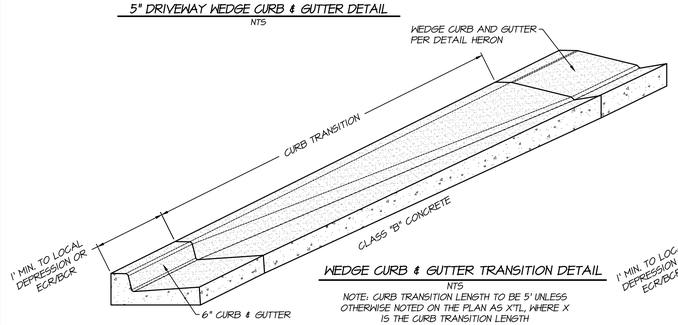
EVA ROLLED CURB TRANSITION DETAIL
NTS



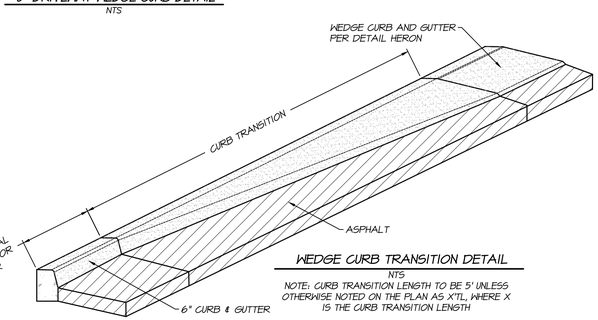
5" DRIVEWAY WEDGE CURB & GUTTER DETAIL
NTS



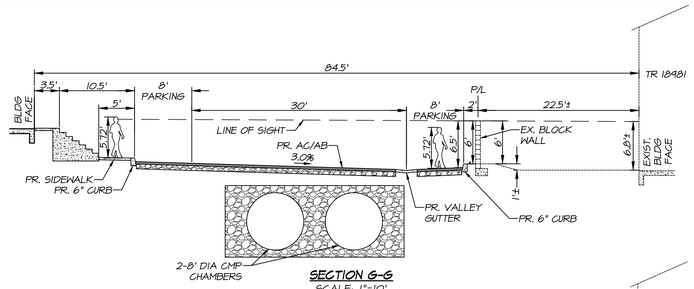
5" DRIVEWAY WEDGE CURB DETAIL
NTS



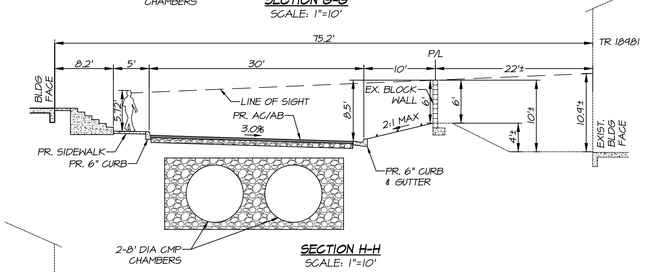
WEDGE CURB & GUTTER TRANSITION DETAIL
NTS
NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH



WEDGE CURB TRANSITION DETAIL
NTS
NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH



SECTION G-G
SCALE: 1"=10'



SECTION H-H
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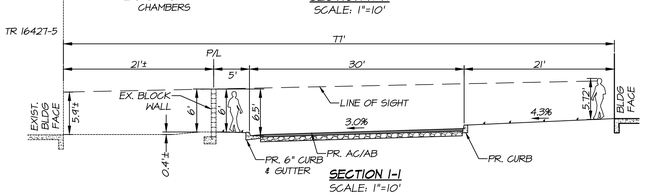
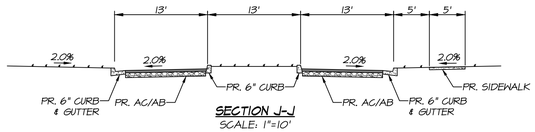


SECTION I-I
SCALE: 1"=10'



SECTION J-J
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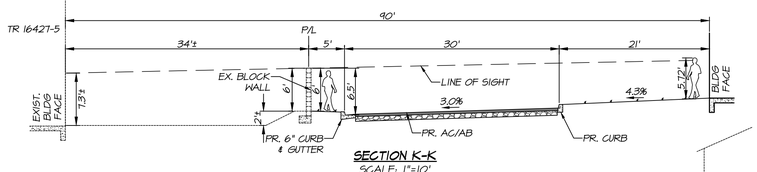

SECTION K-K
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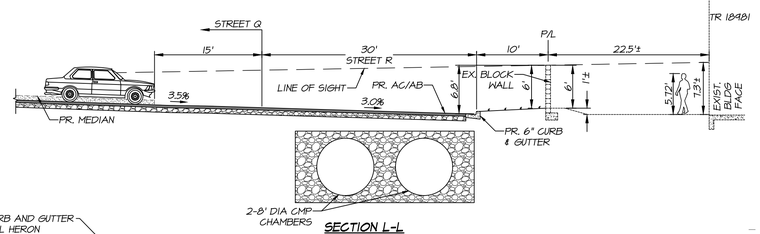

SECTION L-L
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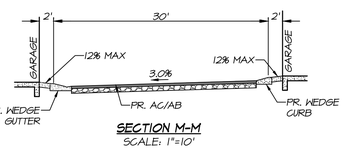

SECTION M-M
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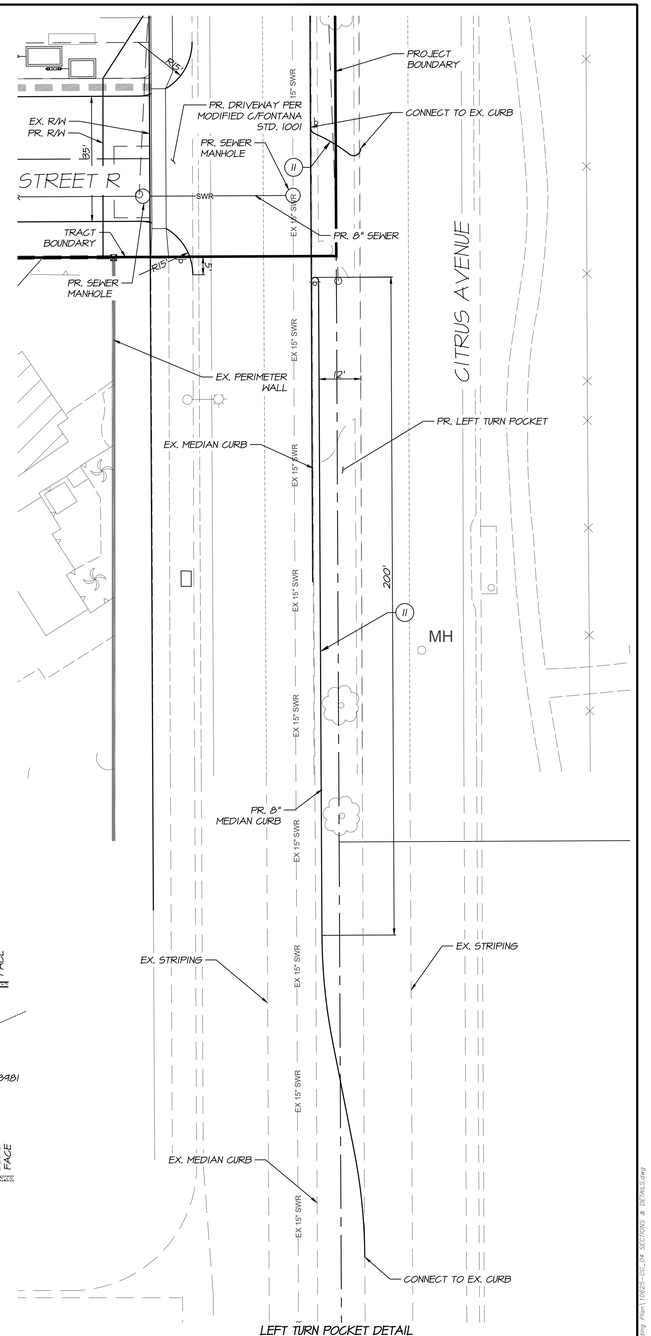


LEFT TURN POCKET DETAIL
NTS

CONCEPTUAL GRADING CONSTRUCTION NOTES

(11) CONSTRUCT 8" CURB PER CITY OF FONTANA STD. 1000

CONCEPTUAL GRADING PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

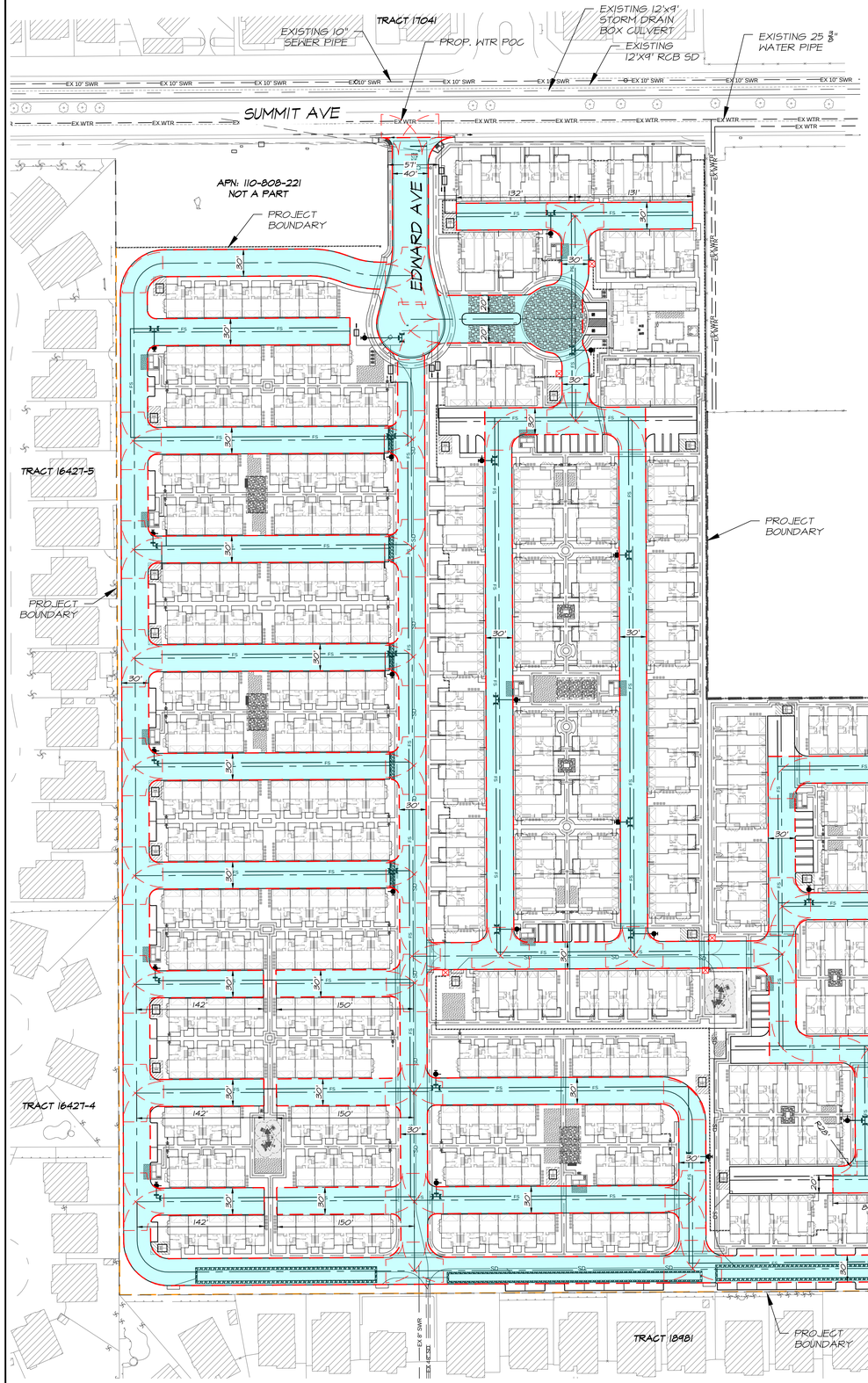
PREPARED FOR:
BCT DEVELOPMENT

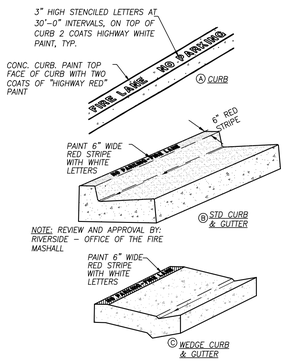
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

CG – 4

Plot Date: 10/2/2025

CITRUS & SUMMIT CONCEPTUAL FIRE PROTECTION PLAN





FIRE LANE STRIPING
N.T.S.

ALL FIRE LANES SHALL CONFORM TO THE REQUIREMENTS OF THE FIRE DEPARTMENT AS FOLLOWS: FIRE LANES SHALL BE TWENTY FEET IN WIDTH UNLESS A WIDER FIRE LANE IS REQUIRED BY THE FIRE MARSHALL TO PROVIDE ACCESS FOR EMERGENCY EQUIPMENT. THE MARKING OF FIRE LANES ON PRIVATE PROPERTY SHALL BE APPROVED BY THE FIRE MARSHALL. THE MARKING OF THE FIRE LANE SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA VEHICLE CODE AS FOLLOWS. BY A SIGN POSTED IMMEDIATELY ADJACENT TO ALL ENTRANCES,

a. THE SIGN MUST BE APPROVED BY THE FIRE DEPARTMENT AND NO SMALLER THAN 18"x24" (INCHES).
b. LETTERING SHALL BE RED ON WHITE BACKGROUND, NO SMALLER THAN 2" (INCHES) IN HEIGHT.
c. THE WORDS "FIRE LANE" SHALL BE WHITE ON RED BACKGROUND NO SMALLER THAN 4" (INCHES) IN HEIGHT.
d. THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO VEHICULAR TRAFFIC ENTERING PARKING AREA. ALL CURBING OR PAVEMENT OUTLINING ACCESS AREAS (DRIVEWAYS) SHALL BE PAINTED RED, (MINIMUM SIX INCHES WIDTHS) AND, IN CONTRASTING COLOR (WHITE), THE WORDS "FIRE LANE –NO PARKING" AT MAXIMUM 30'–0" O.C. B OR C AS OCCURS, SUCH PAINTING SHALL BE CONTINUOUS ALONG DRIVEWAYS EXCEPT AT DESIGNATED.

OWNER

BCT
130 NEWPORT CENTER DR. SUITE 210
NEWPORT BEACH, CA 92660

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0599

ASSESSOR'S PARCEL NO.

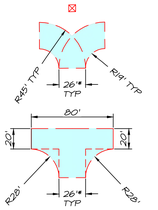
110-808-201, -212, -213, -216, -217, -218, -222, -223, -224, -225, -226, -227, -228, -229, -230

TOPOGRAPHY SOURCE

INLAND AERIAL SURVEYS, INC
1117 ARLINGTON AVE, SUITE A
RIVERSIDE, CA 92503
IAS PROJECT NUMBER: 24-13468
DATED: MARCH 2024

LEGEND

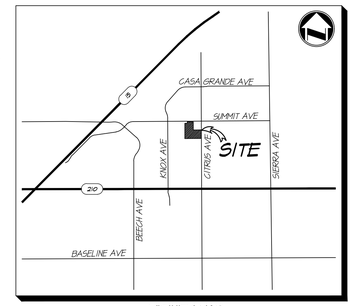
- FS — PROPOSED FIRE SERVICE
- WTR — PROPOSED BACKBONE WATER
- EX WTR — EXIST. WATER
- PROPOSED RET WALL
- PROJECT BOUNDARY
- POC — DCDA/BACKFLOW POC
- FIRE HYDRANT
- KNOX BOX



TURNING RADIUS PER SAN BERNARDINO COUNTY FIRE DEPARTMENT STD. A-1.10

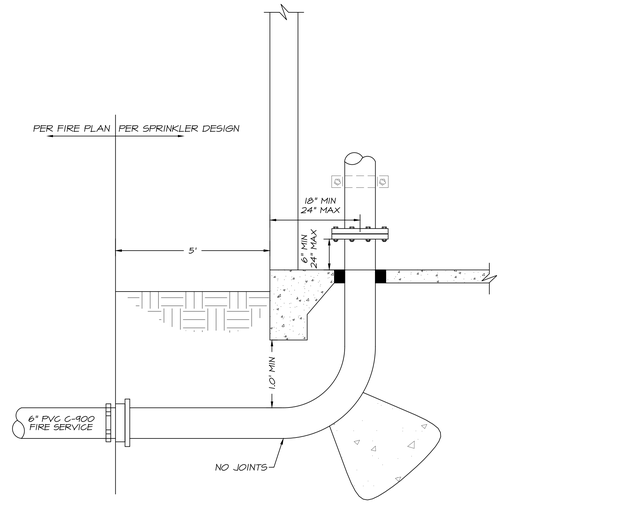
HAMMERHEAD TURNAROUND PER SAN BERNARDINO COUNTY FIRE DEPARTMENT STD A-1.12

*NOTE: ALL ONSITE STREETS ARE 30' WIDTH.

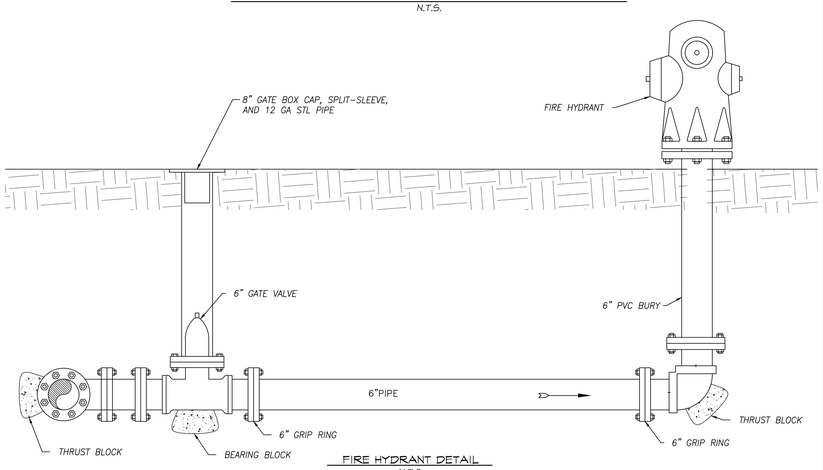


VICINITY MAP
(N.T.S.)

SEC.25 T1N. R6W.



FIRE RISER DETAIL
N.T.S.



FIRE HYDRANT DETAIL
N.T.S.

NOTE: FOR WORKING CLEARANCE, AN UNOBSTRUCTED RADIUS OF 3' SHALL BE MAINTAINED AROUND FIRE HYDRANT.

CONCEPTUAL FIRE PROTECTION PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

PREPARED FOR:
BCT DEVELOPMENT

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

CF – 1

Plot Date: 7/22/2025

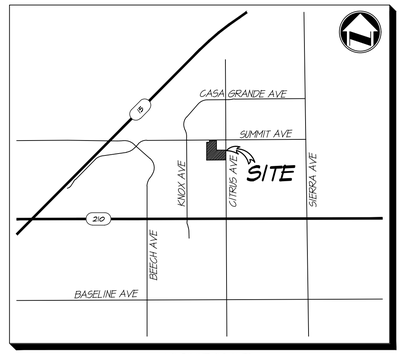
CITRUS & SUMMIT PHASING EXHIBIT

PHASE 1 (BCT 1)

PHASE 2 (BCT 2)

PHASE 3 (C1)

PHASE 4 (C2)



VICINITY MAP
(N.T.S.)

SEC.25 T1N. R6W.

LEGEND

	PROJECT BOUNDARY	
	TEMPORARY FENCE	
	BACKBONE	ESTIMATED COMPLETION: Q3 2026
	PHASE 1 (BCT 1)	ESTIMATED COMPLETION: Q1/Q2 2027
	PHASE 2 (BCT 2)	ESTIMATED COMPLETION: Q1/Q2 2028
	PHASE 3 (C1)	ESTIMATED COMPLETION: TBD
	PHASE 4 (C2)	ESTIMATED COMPLETION: TBD
	TEMPORARY SEDIMENT BASIN	

0 160 480
80 320 640
SCALE: 1" = 160'

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

FOR: W.O. 10625
SCALE: 1"=200' DATE: 3/20/25
PLOT DATE: 3/20/2025

U:\Projects\BCT\10625 -Citrus & Summit\Exhibit\Phasing Exhibit\10625-PHASING EXHIBIT.dwg

GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE

1. ALL LIGHTING FIXTURES SHALL BE LABELED WITH THE APPROPRIATE UL LABEL (DAMP, WET, ETC) AS REQUIRED BY CODES AND LOCAL ORDINANCES.

2. SHOP DRAWING SUBMITTALS SHALL INCLUDE ALL FIXTURES, LAMPS, AND BALLAST INFORMATION. ANY SHOP DRAWINGS WHICH ARE SUBMITTED. WITHOUT ANY ONE OF THESE ITEMS WILL BE REJECTED AS INCOMPLETE AND WILL BE REQUIRED TO BE RESUBMITTED WITH THE REQUIRED INFORMATION.

3. ALL LIGHTING FIXTURE SPECIFIC INFORMATION (TYPE, CLAMP, BALLAST, COLOR, MOUNTING, ETC.) HAS BEEN SPECIFIED WITH THE CONSIDERATION OF SPECIFIC PERFORMANCE AND AESTHETIC REQUIREMENTS. ANY SUBSTITUTION OF THE SPECIFIED FIXTURES IS SUBJECT TO THE ARCHITECT AND ENGINEER OF RECORD'S FINAL APPROVAL AND ARE SUBJECT TO THE FOLLOWING CRITERIA:

   a. SUBMIT AN OPERABLE SAMPLE WITH THE SPECIFIED LAMP/BALLAST COMBINATION AND A 120V CORD AND PLUG.

   b. SITE LIGHTING FIXTURES - PROVIDE A COMPLETE PHOTOMETRIC REPORT WHICH INCLUDES THE FOLLOWING INFORMATION ON THE SITE PLAN, WHICH CLEARLY IDENTIFIES FOOT-CANDLE LEVELS. PLAN IS TO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATION (LAMP/BALLAST TYPE, LAMP LUMENS, LIGHT LOSS FACTOR, ETC.). IN SITUATIONS WHERE SUBSTITUTIONS AFFECT FIXTURES EQUIPPED WITH EMERGENCY BATTERY, PACKS, OR OTHER EMERGENCY SOURCES OF POWER, PROVIDE ADDITIONAL PHOTOMETRIC REPORT(S) WHICH CLEARLY IDENTIFY A MINIMUM 1.0 FOOT-CANDLES ALONG THE PATH(S) OF EGRESS - THIS REPORT SHALL ALSO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK). SEE BELOW FOR PHOTOMETRIC PLAN GUIDELINES:

      1) POINT BY POINT SPACING IS NOT TO EXCEED 10'-0" IN ANY DIRECTION.
      2) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.
      3) ASSOCIATED REPORT TO INCLUDE AN ENERGY COST MODEL WHICH IDENTIFIES ADDITIONAL ENERGY OR ENERGY COSTS FOR A 10-YEAR PERIOD AS COMPARED TO THE SPECIFIED ITEM. ALL ADDITIONAL EXPENSES WILL BE SUBTRACTED FROM THE CONTRACT COST.

   c. INTERIOR LIGHTING FIXTURES - SPECIFIC INTERIOR FIXTURES AS DETERMINED BY THE ENGINEER OF RECORD WILL REQUIRE SUPPLEMENTAL PHOTOMETRIC REPORTS CONFIRMING SUBSTITUTE FIXTURE LIGHT LEVELS EQUAL OR EXCEED DESIGNED LIGHT LEVELS IN SPACES IDENTIFIED. IF THE SUBSTITUTED FIXTURE IS AN EMERGENCY FIXTURE A PHOTOMETRIC REPORT SHALL BE SUBMITTED FOR ALL PATHS OF EGRESS WHICH CLEARLY IDENTIFIES 1.0 MINIMUM FOOT-CANDLES ALONG THE PATH. IN ADDITION, TEST SWITCH MOUNTING (INTEGRAL OR REMOTE) SHALL MATCH THE MOUNTING AS SPECIFIED ON THE DESIGN DOCUMENTS - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED COVER PLATES, TRIMS, REFLECTORS, ETC NECESSARY FOR THE SPECIFIC TEST SWITCH MOUNTING. ALL REPORTS SHALL INCLUDE INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK).

      1) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.

   d. MANUFACTURER'S CATALOG CUT SHEET WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING INFORMATION: 1) LAMP TYPES AND QUANTITIES; BALLAST OPTIONS; 3) VOLTAGES; 4) EPA RATING (WHERE APPLICABLE); 5) FIXTURE DIMENSIONS; 5) EMERGENCY BATTERY PACK AND TEST SWITCH OPTIONS (WHERE APPLICABLE); AND 6) FIXTURE FINISHES.

   e. FOR ALL SITE LIGHTING FIXTURES PROVIDE POLE SPECIFICATIONS WITH SUPPLEMENTAL DOCUMENTATION IDENTIFYING POLE SIZE IS RATED ACCORDINGLY BASED ON FIXTURE(S) EPA AND A WIND RATING FOR THE PROJECT ZONE.

   f. A SIGNED COPY OF THE "SUBSTITUTION COMPLIANCE FORM" LOCATED IN THE DIVISION 1 SPECIFICATION WHICH STATES THAT IF THE PROPOSED SUBSTITUTION IS ACCEPTED, THEN THE PROJECT SCHEDULE WILL NOT BE NEGATIVELY AFFECTED. IF THE COMPLETION OF THE PROJECT IS DELAYED DUE TO THE PROPOSED SUBSTITUTION THEN THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL ESTABLISHED LIQUIDATED DAMAGES.

   g. CONTRACTOR TO PROVIDE ARCHITECT AND ENGINEER OF RECORD WITH ALL SUBSTITUTE INFORMATION REFERENCED ABOVE NO LATER THAN TWO WORKING WEEKS PRIOR TO THE BID DEADLINE.

4. CATALOG NUMBERS AS REFERENCED ON THE FIXTURE SCHEDULE PROVIDE GENERAL FIXTURE INFORMATION. CONTRACTOR SHALL REVIEW LIGHTING PLANS AND SPECIFICATIONS TO VERIFY ALL FIXTURE ASSOCIATED DESIGN INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. ANY DISCREPANCIES BETWEEN DESCRIPTIONS, SPECIFICATIONS, AND CATALOG NUMBERS ARE TO BE PRESENTED TO THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE BID PROCESS FOR CLARIFICATION.

5. ALL COLOR SPECIFIC INFORMATION WHICH RELATES TO LIGHTING FIXTURES AND/OR THEIR RELATED PARTS ARE TO BE REVIEWED AND COMMENTED ON BY THE ARCHITECT. FIXTURES WHICH REQUIRE A CUSTOM COLOR WILL HAVE A CUSTOM COLOR PAINT WHICH WILL BE INCLUDED IN THE ARCHITECT'S SHOP DRAWING REVIEW COMMENTS.

6. ALL LIGHTING EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ORDERING AND INSTALLING.

7. ALL FIXTURES TO BE MOUNTED IN FIRE RATED CEILINGS ARE TO BE PROVIDED AND INSTALLED WITH AN APPROVED FIRE RATED ENCLOSURE.

8. ENSURE COMPATIBILITY OF ALL DIMMING SYSTEM AND INDIVIDUAL LIGHTING CONTROLS WITH LAMPS, BALLASTS, AND FIXTURES. ALL COMPONENTS ARE TO BE FACTORY CERTIFIED COMPATIBLE FOR A FULL RANGE OF DIMMING

9. LIGHTING FIXTURE CLEARANCES FROM COMBUSTIBLE MATERIALS ARE TO BE A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR NON-IC RATED RECESSED LIGHTING FIXTURES.

10. ALL LIGHTING FIXTURES TO BE MOUNTED IN A SUSPENDED CEILING ARE TO BE SUPPORTED BY T-BAR CLIPS AND (2)#12 SUPPORT WIRES ATTACHED TO THE BUILDING FRAME. IN ADDITION, LIGHTING FIXTURES ARE TO BE SECURED TO THE CEILING GRID WITH (4) SHEET METAL SCREWS ((1) AT EACH CORNER OF THE FIXTURE) - SCREWS SHALL BE NEITHER VISIBLE NOR IMPEDE THE INSTALLATION OF CEILING TILES.

11. ALL LIGHTING FIXTURES WHICH ARE TO BE MOUNTED IN FOOD SERVICE AREAS SHALL BE PROVIDED WITH THE FOLLOWING CHARACTERISTICS: DOOR TO FRAME GASKETS; LENS TO FRAME GASKETS; INVERTED LENS; AND A FOOD SERVICE RATING.

12. ALL FIXTURES, TRIMS, AND LAMPS SHALL BE CLEANED AND FREE FROM DIRT, DUST, LABEL/ADHESIVE, AND FINGER PRINTS.

13. FIXTURES REFERENCED ON THE PLANS TO BE WIRED IN TANDEM (MASTER/SATELLITE) ARE TO BE INSTALLED FOLLOWING THE GUIDELINES REFERENCED BELOW :

   a. FIXTURES ARE TO BE PROVIDED WITH MULTIPLE BALLASTS AS REQUIRED. FIXTURES TO BE PROVIDED WITH FACTORY SPECIFIED AND INSTALLED WIRING HARNESS OF LENGTHS SPECIFIED ON THE PLANS. ALL AREAS WITH TANDEM FIXTURES ARE TO BE PROVIDED WITH THE REQUIRED QUANTITY AND TYPE OF CONTROL DEVICES AS INDICATED ON PLANS.

   b. 3-LAMP FIXTURES TO BE TANDEM WIRED WITH ELECTRONIC BALLAST CONFIGURATIONS AS FOLLOWS:

      1) "M" REFERENCES A MASTER FIXTURE WHICH IS TO PROVIDED WITH (1) 4-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 2-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMPS - OF BOTH THE MASTER ("M") AND THE SATELLITE ("S") FIXTURES.

      2) "S" REFERENCES A SATELLITE FIXTURE WHICH IS CONNECTED TO THE MASTER ("M") FIXTURE VIA FACTORY PROVIDED WIRING HARNESS OR WHIP.

      3) "O" REFERENCES AN ODD FIXTURE WHICH IS TO BE PROVIDED WITH (1) 2-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 1-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMP.

      4) FIXTURES DESIGNATED AS "EMERGENCY" ARE TO BE PROVIDED WITH THE APPROPRIATE EMERGENCY BATTERY PACK (SEE EMERGENCY BATTERY PACK SPECS BELOW) AND ARE TO BE FED WITH SPECIFIED SWITCH LEGS, AS WELL AS A CONSTANT HOT CIRCUIT. EM BATTERY PACK IS TO BE MOUNTED IN THE MASTER FIXTURE.

      5) CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE LAMP AND BALLAST TYPE AND QUANTITY BASED ON THE FIXTURE SPECIFICATION AND SWITCHING CONFIGURATIONS.

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

   a. FIXTURES SPECIFIED WITH INTEGRAL EMERGENCY BATTERY PACKS ARE TO BE FED USING THE FOLLOWING GUIDELINES:

      1a,1* - FOR EMERGENCY FIXTURES SPECIFIED WITH AN EMERGENCY BATTERY PACK REPRESENTS A FIXTURE WITH A NORMAL BALLAST TO BE CONNECTED TO SWITCH LEG "a" AND AN EMERGENCY BALLAST TO BE CONNECTED TO A CONSTANT HOT LEG "1" (CONSTANT HOT CIRCUITS ARE TO BE TAPPED AHEAD OF AN TIME CLOCK /PHOTO CELL CONTROLLED DEVICES).

      1* - REPRESENTS ONE OF THE FOLLOWING FIXTURE TYPES WHICH ARE TO BE CONNECTED TO A CONSTANT HOT CIRCUIT "1": a) NORMAL FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY 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:

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

LIGHTING CONTROL SYSTEM REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, AND SERVICES, IN CONNECTION WITH THE INSTALLATION OF A COMPLETE LIGHTING CONTROL SYSTEM AND CODE COMPLIANT INSTALLATION.

2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC FORMAT, TO PROVIDE CONTRACTOR INFORMATION THAT SUPPLEMENTS AND ENHANCES THE GENERALLY ACCEPTED CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED IN CONNECTION WITH INSTALLATION OF THIS TYPE OF PRODUCT / SYSTEM.

3. THE CONTRACTOR SHALL ALSO INCORPORATE THE REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS / WARRANTY REQUIREMENTS AS PART OF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE CONTRACT DOCUMENT REQUIREMENTS AND THE MANUFACTURERS INSTALLATION REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY - UNLESS THE MORE STRINGENT REQUIREMENT VOIDS APPLICABLE WARRANTIES OR VIOLATES THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. ANY SUCH CONFLICT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING THROUGH THE FORMAL RFI PROCESS.

4. REFER TO THE ASSOCIATED SCHEDULES, SCHEMATICS, DRAWINGS, AND SPECIFICATIONS FOR DETAILED INFORMATION / REQUIREMENTS ON THIS PRODUCT / SYSTEM.

5. THE LIGHTING CONTROL PANEL (LCP) SYSTEM SHALL BE LEVITON.

6. LIGHTING CONTROL SYSTEM MUST INTEGRATE WITH DISTRICT APPROVED ENERGY MANAGEMENT SYSTEM.

GENERAL NOTES

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

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

EXCEPTIONS: PER SECTION 140.7 LIGHTING FOR PUBLIC STREET.

SHEET INDEX

NO.	SHEET	DESCRIPTION
1	E-1.0	SITE LIGHTING NOTES & SHEET INDEX
2	E-1.1A	SITE LIGHTING PLAN - AREA A
3	E-1.1B	SITE LIGHTING PLAN - AREA B
4	E-1.1C	SITE LIGHTING PLAN - AREA C
5	E-1.2A	PHOTOMETRIC SITE PLAN - AREA A
6	E-1.2B	PHOTOMETRIC SITE PLAN - AREA B
7	E-1.2C	PHOTOMETRIC SITE PLAN - AREA C
8	E-1.3	LIGHTING SPECIFICATIONS
9	E-1.4	LIGHTING SPECIFICATIONS
10	E-1.5	FOOTING DETAILS & CALCULATIONS

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REGISTERED PROFESSIONAL ENGINEER
MEHRAN HOSSEINZADEH
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STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:

Ktgy Architecture

LOCATION:

16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING NOTES
SHEET INDEX

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.0

ISSUED DATE:XX/XX/XX

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING

DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	30:14		
	B	U	G
ALLOWED	N/A	U0	G3
PROPOSED	B0	U0	G1

THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTY LINE.

THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.

THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.

THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.

THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

LIGHTING LUMINAIRE SCHEDULE

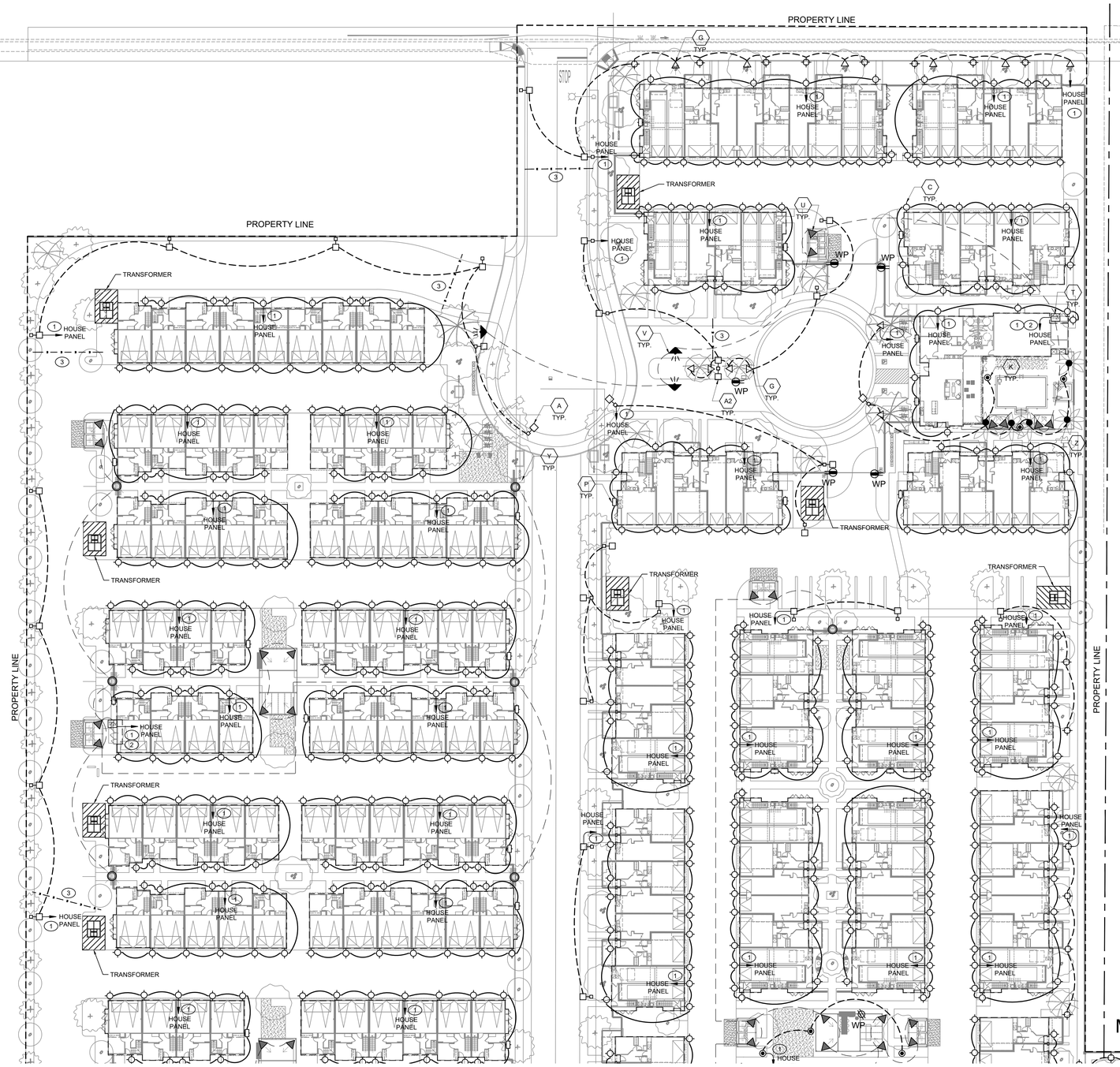
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
G		120	TREE UP LIGHT	LED TREE UP LIGHT	FX LUMINAIRE	FB-SLED-4.5W-2700K	LED	4.5	
U		12	DOWN LIGHT	LED DOWN LIGHT	FX LUMINAIRE	JB-SLED-4.5W-2700K	LED	4.5	
V		12	WALL UP LIGHT	LED WALL UP LIGHT	FX LUMINAIRE	XW-70-H1-18W-2700K	LED	18	
Y		12	WALL UP LIGHT	LED WALL SCONE LIGHT	MAXIM LIGHTING	MODEL #86093FSBZ (Spanish SITE 1A & Mediterranean SITE 2) BULB: 17A21-E26-D-30K	LED	17	
					HINKLEY LIGHTING	SELECT BY OWNER (for Transitional (Site 1B) BULB: 17A21-E26-D-30K	LED	17	
Z		120	UP LIGHT	LED GROUND UP LIGHT	FX LUMINAIRE	FC-RG-1LED-3W-2700K	LED	2	
T	T12v	120-12V	WALL	LOW VOLTAGE TRANSFORMER INSTALL	FX LUMINAIRE	PX-300-TPC-BZ		300	

LIGHTING LUMINAIRE SCHEDULE

NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

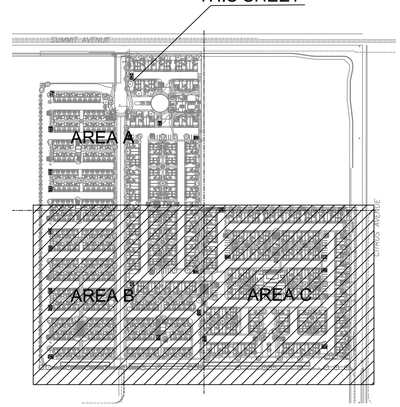
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	POLE	POLE LED SINGLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	82	HEIGHT: 17'-0"
A2		120	POLE	POLE LED DOUBLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	164	HEIGHT: 17'-0"
C		120	WALL	LED WALL SCONE LIGHT	TRANS GLOBE LIGHTING BULB: MAXLTE	51401-BK BULB: 17A21-E26-D-30K	LED	17	HEIGHT: 7'-6"
H		120	BOLLARD	LED BOLLARD LIGHT	SOLERA LIGHTING	VENUS-573623	LED	37.29	HEIGHT: 3'-6"
K		120	POST	LED POST TOP LIGHT	LSI LIGHTING	ENM4-PT-FT-10L-40K-UNV-BLK-ALBCS1 POLE : ROUND POLE	LED	78	HEIGHT: 12'-0"
P		120	WALL	LED WALL PACK LIGHT	LSI LIGHTING	XWM-FT-LED-06L-30	LED	44.7W	HEIGHT: 12'-0"
1A		12	SURFACE	LED LANDSCAPE DOWN LIGHT E.C. TO PROVIDE 120/12V LOW VOLTAGE TRANSFORMER	LUMASCAPE	SDRM-8-ZD-6LED-K27-WF	LED	13.5	HEIGHT: 9'-0"



KEYED NOTES

1. PER SECTION 130.2(C),ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
   1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
   2. TIME CLOCK
   3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
2. PROVIDE 120/12V LOW VOLTAGE STEP DOWN TRANSFORMER.
3. PROVIDE (1) 2" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE. COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.

THIS SHEET



KEY PLAN

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REGISTERED PROFESSIONAL ENGINEER MEHRDAD HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
SITE LIGHTING PLAN AREA A

PROJECT NUMBER:
66672

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.1A

ISSUED DATE: XX/XX/XX

SITE LIGHTING PLAN - AREA A

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

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DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	30:14		
	B	U	G
ALLOWED	N/A	U0	G3
PROPOSED	B0	U0	G1

- THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTTY LINE.
- THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.
- THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.
- THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.
- THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

LIGHTING LUMINAIRE SCHEDULE

NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
G		120	TREE UP LIGHT	LED TREE UP LIGHT	FX LUMINAIRE	FB-SLED-4.5W-2700K	LED	4.5	
U		12	DOWN LIGHT	LED DOWN LIGHT	FX LUMINAIRE	JB-SLED-4.5W-2700K	LED	4.5	
V		12	WALL UP LIGHT	LED WALL UP LIGHT	FX LUMINAIRE	XW-70-H1-18W-2700K	LED	18	
Y		12	WALL UP LIGHT	LED WALL SCONE LIGHT	MAXIM LIGHTING	MODEL #86093FSBZ (Spanish SITE 1A & Mediterranean SITE 2) BULB: 17A21-E26-D-30K	LED	17	
					HINKLEY LIGHTING	SELECT BY OWNER (for Transitional (Site 1B) BULB: 17A21-E26-D-30K	LED	17	
Z		120	UP LIGHT	LED GROUND UP LIGHT	FX LUMINAIRE	FC-RG-1LED-2W-2700K	LED	2	
T	T12v	120-12V	WALL	LOW VOLTAGE TRANSFORMER INSTALL	FX LUMINAIRE	PX-300-TPC-BZ		300	

LIGHTING LUMINAIRE SCHEDULE

NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
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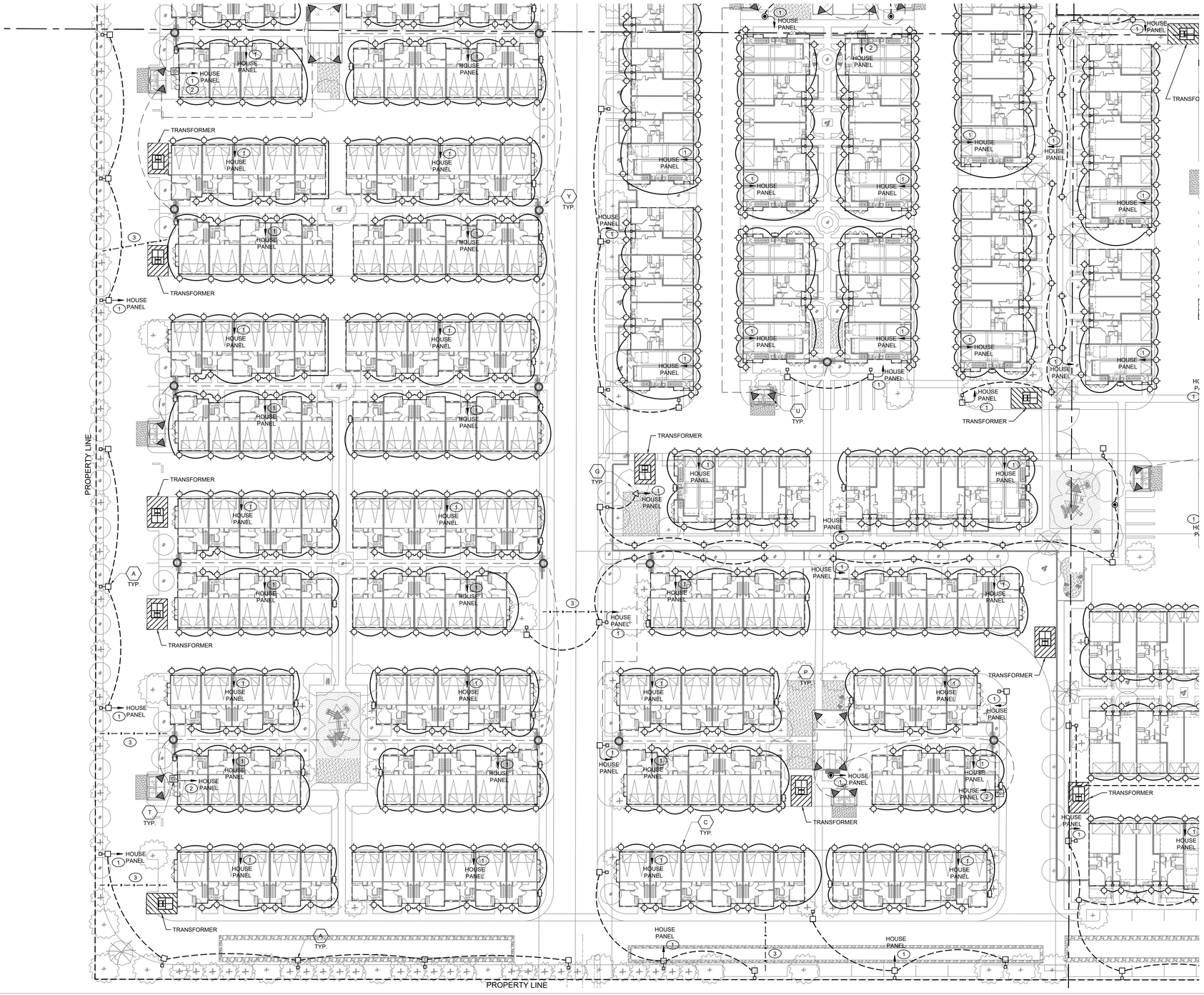
C		120	WALL	LED WALL SCONE LIGHT	TRANS GLOBE LIGHTING BULB: MAXLTE	51401-BK BULB: 17A21-E26-D-30K	LED	17	HEIGHT: 7'-6"
H		120	BOLLARD	LED BOLLARD LIGHT	SOLERA LIGHTING	VENUS-573623	LED	37.29	HEIGHT: 3'-6"
K		120	POST	LED POST TOP LIGHT	LSI LIGHTING	ENM4-PT-FT-10L-40K-UNV-BLK-ALBCS1 POLE : ROUND POLE	LED	78	HEIGHT: 12'-0"
P		120	WALL	LED WALL PACK LIGHT	LSI LIGHTING	XWM-FT-LED-06L-30	LED	44.7W	HEIGHT: 12'-0"
LA		12	SURFACE	LED LANDSCAPE DOWN LIGHT E.C. TO PROVIDE 120/12V LOW VOLTAGE TRANSFORMER	LUMASCAPE	SDRM-8-ZD-6LED-K27-WF	LED	13.5	HEIGHT: 9'-0"



KEYED NOTES

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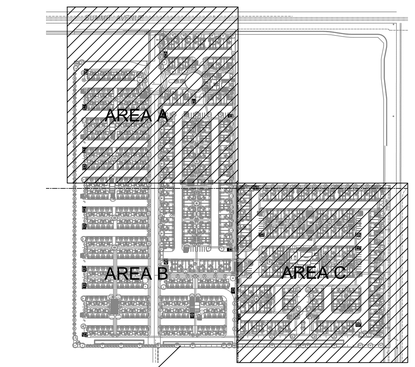

THIS SHEET — KEY PLAN — NORTH

0 30' 60' 90'
1/30" = 1'-0"

NOT FOR BID OR CONSTRUCTION

ISSUED DATE: XX/XX/XX

SITE LIGHTING PLAN - AREA B

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DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

DEVELOPER:

ARCHITECT:

Ktgy Architecture

LOCATION:

16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN
AREA B

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.1B

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR *ALL OTHER OUTDOOR LIGHTING

DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	30:14		
	B	U	G
ALLOWED	N/A	U0	G3
PROPOSED	B0	U0	G1

THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTTY LINE.

THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.

THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.

THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.

THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

LIGHTING LUMINAIRE SCHEDULE

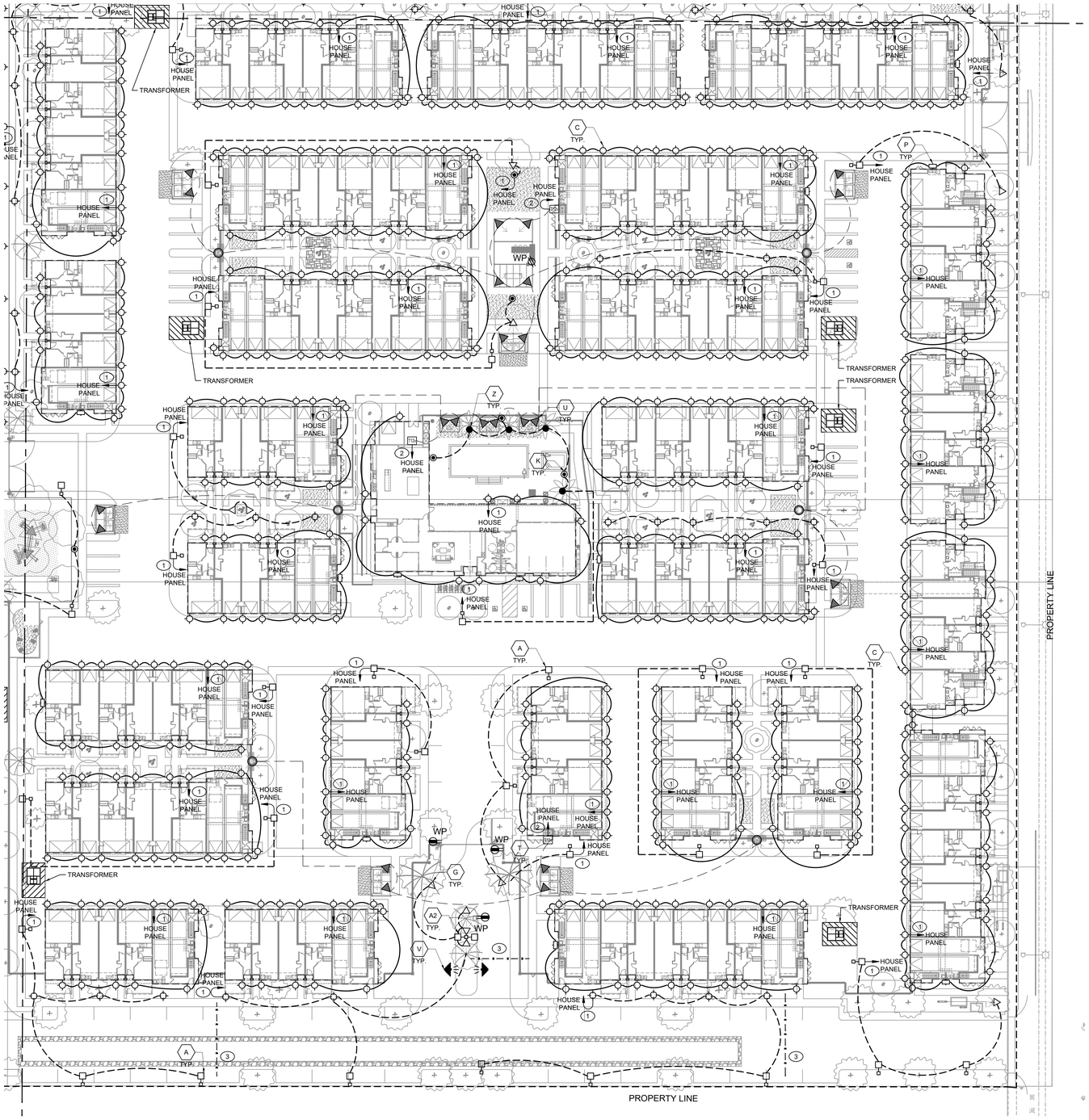
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
G		120	TREE UP LIGHT	LED TREE UP LIGHT	FX LUMINAIRE	FB-SLED-4.5W-2700K	LED	4.5	
U		12	DOWN LIGHT	LED DOWN LIGHT	FX LUMINAIRE	JB-SLED-4.5W-2700K	LED	4.5	
V		12	WALL UP LIGHT	LED WALL UP LIGHT	FX LUMINAIRE	XW-70-H1-18W-2700K	LED	18	
Y		12	WALL UP LIGHT	LED WALL SCONE LIGHT	MAXIM LIGHTING	MODEL #86093FSBZ (Spanish SITE 1A & Mediterranean SITE 2) BULB: 17A21-E26-D-30K	LED	17	
					HINKLEY LIGHTING	SELECT BY OWNER (for Transitional (Site 1B) BULB: 17A21-E26-D-30K	LED	17	
Z		120	UP LIGHT	LED GROUND UP LIGHT	FX LUMINAIRE	FC-RG-1LED-2W-2700K	LED	2	
T	T12v	120-12V	WALL	LOW VOLTAGE TRANSFORMER INSTALL	FX LUMINAIRE	PX-300-TPC-BZ		300	

LIGHTING LUMINAIRE SCHEDULE

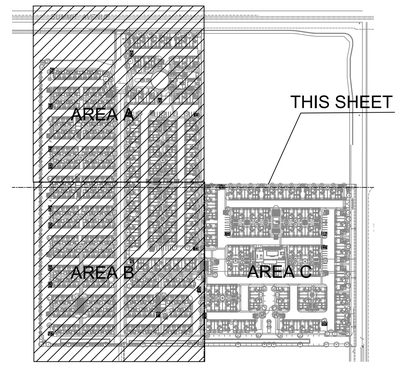
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	POLE	POLE LED SINGLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	82	HEIGHT: 17'-0"
A2		120	POLE	POLE LED DOUBLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	164	HEIGHT: 17'-0"
C		120	WALL	LED WALL SCONE LIGHT	TRANS GLOBE LIGHTING BULB: MAXLTE	51401-BK BULB: 17A21-E26-D-30K	LED	17	HEIGHT: 7'-6"
H		120	BOLLARD	LED BOLLARD LIGHT	SOLERA LIGHTING	VENUS-573623	LED	37.29	HEIGHT: 3'-6"
K		120	POST	LED POST TOP LIGHT	LSI LIGHTING	ENM4-PT-FT-10L-40K-UNV-BLK-ALBCS1 POLE : ROUND POLE	LED	78	HEIGHT: 12'-0"
P		120	WALL	LED WALL PACK LIGHT	LSI LIGHTING	XWM-FT-LED-06L-30	LED	44.7W	HEIGHT: 12'-0"
IA		12	SURFACE	LED LANDSCAPE DOWN LIGHT E.C. TO PROVIDE 120/12V LOW VOLTAGE TRANSFORMER	LUMASCAPE	SDRM-8-ZD-6LED-K27-WF	LED	13.5	HEIGHT: 9'-0"



KEYED NOTES

1. PER SECTION 130.2(C),ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
   1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
   2. TIME CLOCK
   3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
2. PROVIDE 120/12V LOW VOLTAGE STEP DOWN TRANSFORMER.
3. PROVIDE (1) 2" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE. COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.



KEY PLAN

NORTH

0 30' 60' 90'

1/30" = 1'-0"

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321
Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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Fontana
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REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN AREA C

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.1C

ISSUED DATE: XX/XX/XX

SITE LIGHTING PLAN - AREA C

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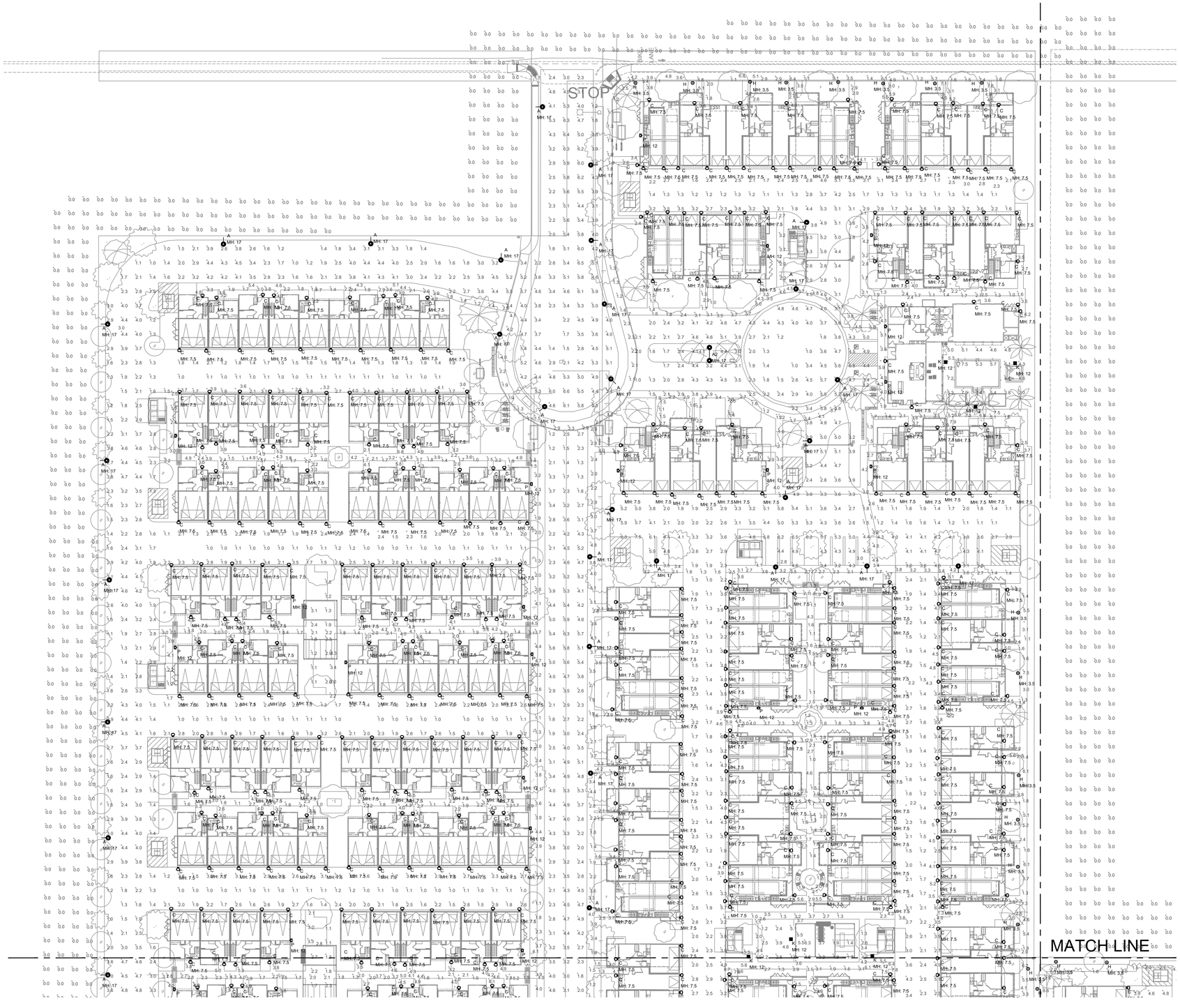
Luminaire Schedule

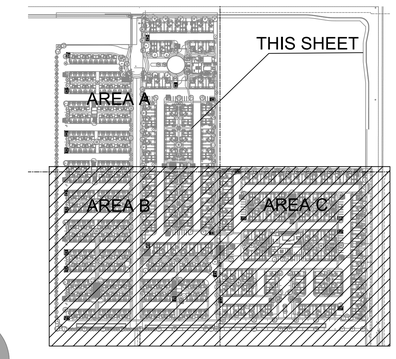
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	2	A2	Back-Back	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	162
	93	A	Single	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	81
	1282	C	Single	17A21D30	LED Wall Sconе Light	0.900	2220	16.3048
	76	H	Single	VENUS-573623	LED Bollard Light	0.900	3241	37.29
	13	K	Single	ENM4-PT-FT-LED-10L-40	LED Post Top Light	0.900	10067	85
	70	P	Single	XWM-FT-LED-06L-30	LED Wall Pack Light	0.900	5512	44.7

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
BBQ Area #3	3.57	6.2	1.9	1.88	3.26
BBQ Area #4	3.31	6.3	1.2	2.76	5.25
BBQ Area #5	3.52	6.0	1.8	1.96	3.33
BBQ Area 1	1.88	3.1	1.1	1.71	2.82
BBQ Area 2	1.83	3.0	1.1	1.66	2.73
Driveway Area	3.02	8.1	1.0	3.02	8.10
Driveway Area #1	2.75	9.0	1.0	2.75	9.00
Park Area #11	2.52	3.4	1.8	1.40	1.89
Park Area #3	2.87	5.5	1.5	1.91	3.67
Pool Area #1	5.44	7.9	2.0	2.72	3.95
Pool Area #2	4.06	6.7	1.8	2.26	3.72
Property Line 1	0.00	0.0	0.0	N.A.	N.A.
Property Line 2	0.00	0.0	0.0	N.A.	N.A.
Walk way	3.55	4.1	3.0	1.18	1.37
Walkway #1	2.51	5.4	1.1	2.28	4.91
Walkway #100	3.10	4.8	1.4	2.21	3.43
Walkway #101	2.30	3.8	1.0	2.30	3.80
Walkway #102	3.30	3.3	3.3	1.00	1.00
Walkway #103	1.90	2.0	1.8	1.06	1.11
Walkway #104	2.50	3.3	1.7	1.47	1.94
Walkway #105	3.50	5.6	1.4	2.50	4.00
Walkway #11	2.80	3.3	1.9	1.47	1.74
Walkway #12	2.80	3.3	2.1	1.33	1.57
Walkway #13	3.32	5.6	1.0	3.32	5.60
Walkway #14	2.60	2.6	2.6	1.00	1.00
Walkway #15	3.22	6.3	1.1	2.93	5.73
Walkway #16	2.73	5.2	1.2	2.28	4.33
Walkway #17	3.07	5.1	1.0	3.07	5.10
Walkway #18	3.15	6.2	1.0	3.15	6.20
Walkway #19	2.23	4.3	1.2	1.86	3.58
Walkway #2	4.03	8.0	1.1	3.66	7.27
Walkway #20	2.81	5.5	1.2	2.34	4.58
Walkway #21	2.91	5.4	1.2	2.43	4.50
Walkway #22	3.00	5.3	1.4	2.14	3.79
Walkway #23	2.63	3.4	1.9	1.38	1.79
Walkway #24	2.40	2.4	2.4	1.00	1.00
Walkway #25	2.76	4.6	1.0	2.76	4.60
Walkway #26	4.13	5.0	3.1	1.33	1.61
Walkway #27	2.62	4.4	1.0	2.62	4.40
Walkway #28	3.50	6.2	1.6	2.19	3.88
Walkway #29	3.70	5.9	1.3	2.85	4.54
Walkway #3	3.03	5.8	1.0	3.03	5.80
Walkway #30	3.78	7.9	1.1	3.44	7.18
Walkway #31	2.48	4.6	1.1	2.25	4.18
Walkway #32	3.16	5.9	1.0	3.16	5.90
Walkway #33	3.48	9.0	1.1	3.16	8.18
Walkway #34	3.08	6.7	1.3	2.37	5.15
Walkway #35	2.26	5.1	1.0	2.26	5.10
Walkway #36	2.82	4.3	1.0	2.82	4.30
Walkway #37	3.58	5.5	1.1	3.25	5.00
Walkway #38	4.58	5.5	3.6	1.27	1.53
Walkway #39	2.97	4.2	1.3	2.28	3.23
Walkway #4	2.88	4.7	1.1	2.62	4.27
Walkway #40	4.48	7.8	1.3	3.45	6.00
Walkway #41	3.72	5.9	1.3	2.86	4.54
Walkway #42	2.90	3.8	2.2	1.32	1.73
Walkway #43	4.67	5.6	2.9	1.61	1.93
Walkway #44	2.63	4.0	1.3	2.02	3.08
Walkway #45	2.41	5.2	1.0	2.41	5.20
Walkway #46	3.67	5.5	1.5	2.45	3.67
Walkway #47	2.36	5.1	1.0	2.36	5.10
Walkway #48	3.19	4.4	2.0	1.60	2.20
Walkway #49	3.27	4.1	1.6	2.04	2.56
Walkway #50	2.74	4.3	1.2	2.28	3.58
Walkway #51	1.90	2.4	1.4	1.36	1.71
Walkway #52	3.54	8.8	1.1	3.22	8.00
Walkway #53	4.18	9.6	1.5	2.79	6.40
Walkway #54	2.50	3.6	1.4	1.79	2.57
Walkway #55	3.45	6.1	1.4	2.46	4.36
Walkway #56	3.14	5.3	1.2	2.62	4.42
Walkway #57	3.64	9.4	1.5	2.43	6.27
Walkway #58	3.31	6.1	1.5	2.21	4.07
Walkway #59	3.08	4.6	1.5	2.05	3.07
Walkway #6	3.03	5.4	1.1	2.75	4.91
Walkway #60	2.96	7.9	1.0	2.96	7.90
Walkway #61	3.24	5.4	1.5	2.16	3.60
Walkway #62	2.75	4.0	1.0	2.75	4.00
Walkway #63	2.41	5.1	1.0	2.41	5.10
Walkway #64	2.95	5.4	1.4	2.11	3.86
Walkway #65	2.32	5.5	1.1	2.11	5.00
Walkway #66	3.23	4.4	2.5	1.29	1.76
Walkway #67	2.89	5.2	1.1	2.63	4.73
Walkway #68	2.92	4.3	1.5	1.95	2.87
Walkway #69	3.08	7.8	1.0	3.08	7.80
Walkway #7	2.98	3.4	2.2	1.35	1.55
Walkway #70	2.70	3.7	1.7	1.59	2.18
Walkway #71	2.63	3.6	1.7	26.30	36.00
Walkway #72	4.60	4.6	4.6	1.00	1.00
Walkway #73	2.98	3.8	1.9	1.57	2.00
Walkway #74	3.18	7.6	1.3	2.45	5.85
Walkway #75	3.30	4.5	1.9	1.74	2.37
Walkway #76	3.62	5.9	1.5	2.41	3.93
Walkway #77	3.38	4.7	1.8	1.88	2.61
Walkway #78	2.67	5.2	1.0	2.67	5.20
Walkway #79	3.28	8.6	1.3	2.52	6.62
Walkway #8	3.31	5.7	1.0	3.31	5.70
Walkway #80	4.14	9.7	2.9	1.43	3.34
Walkway #81	3.67	4.9	2.5	1.47	1.96
Walkway #82	2.12	5.2	1.1	1.93	4.73
Walkway #83	2.77	6.3	1.0	2.77	6.30
Walkway #84	2.70	7.0	1.2	2.25	5.83
Walkway #85	2.98	4.8	1.2	2.48	4.00
Walkway #86	2.83	4.4	1.4	2.02	3.14
Walkway #87	3.88	8.2	1.5	2.59	5.47
Walkway #88	4.92	8.3	3.3	1.49	2.52
Walkway #89	4.86	8.2	3.1	1.57	2.65
Walkway #9	3.19	5.7	1.0	3.19	5.70
Walkway #90	2.90	4.1	1.1	2.64	3.73
Walkway #91	4.00	4.0	4.0	1.00	1.00
Walkway #92	3.25	5.2	1.3	2.50	4.00
Walkway #93	2.80	2.8	2.8	1.00	1.00
Walkway #94	3.35	4.0	3.0	1.12	1.33
Walkway #95	3.30	3.3	3.3	1.00	1.00
Walkway #96	3.10	5.0	1.2	2.58	4.17
Walkway #97	3.00	3.0	3.0	1.00	1.00
Walkway #98	3.33	3.9	2.7	1.23	1.44
Walkway #99	4.50	4.5	4.5	1.00	1.00



NORTH



KEY PLAN

0 30' 60' 90'
1/30" = 1'-0"

PHOTOMETRIC SITE PLAN - AREA A

ISSUED DATE: XX/XX/XX

GOUVIS engineering consulting group, inc.

15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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Ktgy Architecture

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PROJECT NUMBER:
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ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.2A

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Calculation Summary

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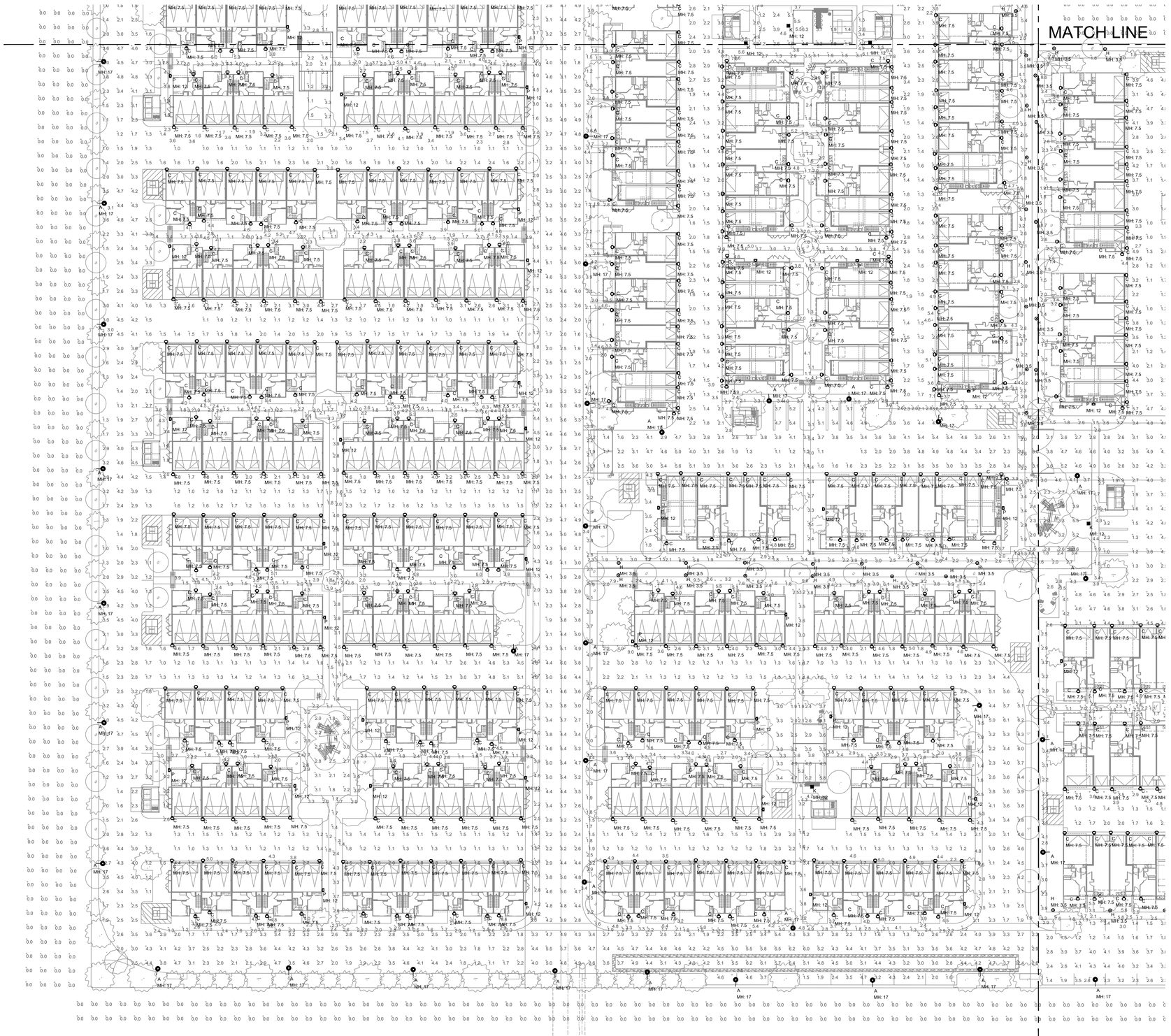
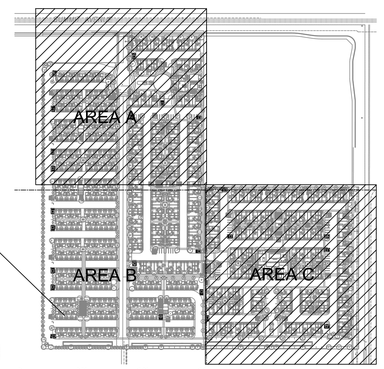
BBQ Area #3	3.57	6.2	1.9	1.88	3.26
BBQ Area #4	3.31	6.3	1.2	2.76	5.25
BBQ Area #5	3.52	6.0	1.8	1.96	3.33
BBQ Area 1	1.88	3.1	1.1	1.71	2.82
BBQ Area 2	1.83	3.0	1.1	1.66	2.73
Driveway Area	3.02	8.1	1.0	3.02	8.10
Driveway Area #1	2.75	9.0	1.0	2.75	9.00
Park Area #11	2.52	3.4	1.8	1.40	1.89
Park Area #3	2.87	5.5	1.5	1.91	3.67
Pool Area #1	5.44	7.9	2.0	2.72	3.95
Pool Area #2	4.06	6.7	1.8	2.26	3.72
Property Line 1	0.00	0.0	0.0	N.A.	N.A.
Property Line 2	0.00	0.0	0.0	N.A.	N.A.
Walk way	3.55	4.1	3.0	1.18	1.37
Walkway #1	2.51	5.4	1.1	2.28	4.91
Walkway #100	3.10	4.8	1.4	2.21	3.43
Walkway #101	2.30	3.8	1.0	2.30	3.80
Walkway #102	3.30	3.3	3.3	1.00	1.00
Walkway #103	1.90	2.0	1.8	1.06	1.11
Walkway #104	2.50	3.3	1.7	1.47	1.94
Walkway #105	3.50	5.6	1.4	2.50	4.00
Walkway #11	2.80	3.3	1.9	1.47	1.74
Walkway #12	2.80	3.3	2.1	1.33	1.57
Walkway #13	3.32	5.6	1.0	3.32	5.60
Walkway #14	2.60	2.6	2.6	1.00	1.00
Walkway #15	3.22	6.3	1.1	2.93	5.73
Walkway #16	2.73	5.2	1.2	2.28	4.33
Walkway #17	3.07	5.1	1.0	3.07	5.10
Walkway #18	3.15	6.2	1.0	3.15	6.20
Walkway #19	2.23	4.3	1.2	1.86	3.58
Walkway #2	4.03	8.0	1.1	3.66	7.27
Walkway #20	2.81	5.5	1.2	2.34	4.58
Walkway #21	2.91	5.4	1.2	2.43	4.50
Walkway #22	3.00	5.3	1.4	2.14	3.79
Walkway #23	2.63	3.4	1.9	1.38	1.79
Walkway #24	2.40	2.4	2.4	1.00	1.00
Walkway #25	2.76	4.6	1.0	2.76	4.60
Walkway #26	4.13	5.0	3.1	1.33	1.61
Walkway #27	2.62	4.4	1.0	2.62	4.40
Walkway #28	3.50	6.2	1.6	2.19	3.88
Walkway #29	3.70	5.9	1.3	2.85	4.54
Walkway #3	3.03	5.8	1.0	3.03	5.80
Walkway #30	3.78	7.9	1.1	3.44	7.18
Walkway #31	2.48	4.6	1.1	2.25	4.18
Walkway #32	3.16	5.9	1.0	3.16	5.90
Walkway #33	3.48	9.0	1.1	3.16	8.18
Walkway #34	3.08	6.7	1.3	2.37	5.15
Walkway #35	2.26	5.1	1.0	2.26	5.10
Walkway #36	2.82	4.3	1.0	2.82	4.30
Walkway #37	3.58	5.5	1.1	3.25	5.00
Walkway #38	4.58	5.5	3.6	1.27	1.53
Walkway #39	2.97	4.2	1.3	2.28	3.23
Walkway #4	2.88	4.7	1.1	2.62	4.27
Walkway #40	4.48	7.8	1.3	3.45	6.00
Walkway #41	3.72	5.9	1.3	2.86	4.54
Walkway #42	2.90	3.8	2.2	1.32	1.73
Walkway #43	4.67	5.6	2.9	1.61	1.93
Walkway #44	2.63	4.0	1.3	2.02	3.08
Walkway #45	2.41	5.2	1.0	2.41	5.20
Walkway #46	3.67	5.5	1.5	2.45	3.67
Walkway #47	2.36	5.1	1.0	2.36	5.10
Walkway #48	3.19	4.4	2.0	1.60	2.20
Walkway #49	3.27	4.1	1.6	2.04	2.56
Walkway #50	2.74	4.3	1.2	2.28	3.58
Walkway #51	1.90	2.4	1.4	1.36	1.71
Walkway #52	3.54	8.8	1.1	3.22	8.00
Walkway #53	4.18	9.6	1.5	2.79	6.40
Walkway #54	2.50	3.6	1.4	1.79	2.57
Walkway #55	3.45	6.1	1.4	2.46	4.36
Walkway #56	3.14	5.3	1.2	2.62	4.42
Walkway #57	3.64	9.4	1.5	2.43	6.27
Walkway #58	3.31	6.1	1.5	2.21	4.07
Walkway #59	3.08	4.6	1.5	2.05	3.07
Walkway #6	3.03	5.4	1.1	2.75	4.91
Walkway #60	2.96	7.9	1.0	2.96	7.90
Walkway #61	3.24	5.4	1.5	2.16	3.60
Walkway #62	2.75	4.0	1.0	2.75	4.00
Walkway #63	2.41	5.1	1.0	2.41	5.10
Walkway #64	2.95	5.4	1.4	2.11	3.86
Walkway #65	2.32	5.5	1.1	2.11	5.00
Walkway #66	3.23	4.4	2.5	1.29	1.76
Walkway #67	2.69	5.2	1.1	2.63	4.73
Walkway #68	2.92	4.3	1.5	1.95	2.87
Walkway #69	3.08	7.8	1.0	3.08	7.80
Walkway #7	2.98	3.4	2.2	1.35	1.55
Walkway #70	2.70	3.7	1.7	1.59	2.18
Walkway #71	2.63	3.6	1.7	26.30	36.00
Walkway #72	4.60	4.6	4.6	1.00	1.00
Walkway #73	2.98	3.8	1.9	1.57	2.00
Walkway #74	3.18	7.6	1.3	2.45	5.85
Walkway #75	3.30	4.5	1.9	1.74	2.37
Walkway #76	3.62	5.9	1.5	2.41	3.93
Walkway #77	3.38	4.7	1.8	1.88	2.61
Walkway #78	2.67	5.2	1.0	2.67	5.20
Walkway #79	3.28	8.6	1.3	2.52	6.62
Walkway #8	3.31	5.7	1.0	3.31	5.70
Walkway #80	4.14	9.7	2.9	1.43	3.34
Walkway #81	3.67	4.9	2.5	1.47	1.96
Walkway #82	2.12	5.2	1.1	1.93	4.73
Walkway #83	2.77	6.3	1.0	2.77	6.30
Walkway #84	2.70	7.0	1.2	2.25	5.83
Walkway #85	2.98	4.8	1.2	2.48	4.00
Walkway #86	2.83	4.4	1.4	2.02	3.14
Walkway #87	3.88	8.2	1.5	2.59	5.47
Walkway #88	4.92	8.3	3.3	1.49	2.52
Walkway #89	4.86	8.2	3.1	1.57	2.65
Walkway #9	3.19	5.7	1.0	3.19	5.70
Walkway #90	2.90	4.1	1.1	2.64	3.73
Walkway #91	4.00	4.0	4.0	1.00	1.00
Walkway #92	3.25	5.2	1.3	2.50	4.00
Walkway #93	2.80	2.8	2.8	1.00	1.00
Walkway #94	3.35	4.0	3.0	1.12	1.33
Walkway #95	3.30	3.3	3.3	1.00	1.00
Walkway #96	3.10	5.0	1.2	2.58	4.17
Walkway #97	3.00	3.0	3.0	1.00	1.00
Walkway #98	3.33	3.9	2.7	1.23	1.44
Walkway #99	4.50	4.5	4.5	1.00	1.00

MATCH LINE





THIS SHEET

NORTH

0 30' 60' 90'

1/30" = 1'-0"

KEY PLAN

PHOTOMETRIC SITE PLAN - AREA B

ISSUED DATE: X/XX/XX

GOUVIS engineering consulting group, inc.

15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit
Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:

Ktgy Architecture

LOCATION:

16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

PHOTOMETRIC SITE PLAN AREA B

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

~~SHEET NUMBER:~~ ⚠

E-1.2B

PHOTOMETRIC PLAN DISCLAIMER

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

MATCH LINE

CITRUS AVENUE

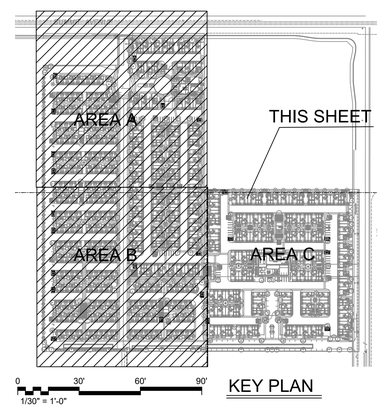
LANE

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	2	A2	Back-Back	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	162
	93	A	Single	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	81
	1282	C	Single	17A210/30	LED Wall Sconе Light	0.900	2220	16.3248
	76	H	Single	VENUS-573623	LED Bollard Light	0.900	3241	37.29
	13	K	Single	ENM4-PT-FT-LED-10L-40	LED Post Top Light	0.900	10067	85
	70	P	Single	XWM-FT-LED-06L-30	LED Wall Pack Light	0.900	5512	44.7

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
BBQ Area #3	3.57	6.2	1.9	1.88	3.26
BBQ Area #4	3.31	6.3	1.2	2.76	5.25
BBQ Area #5	3.52	6.0	1.8	1.96	3.33
BBQ Area 1	1.69	3.1	1.1	1.71	2.82
BBQ Area 2	1.83	3.0	1.1	1.66	2.73
Driveway Area	3.02	8.1	1.0	3.02	8.10
Driveway Area #1	2.75	9.0	1.0	2.75	9.00
Park Area #11	2.52	3.4	1.8	1.40	1.89
Park Area #3	2.87	5.5	1.5	1.91	3.67
Pool Area #1	5.44	7.9	2.0	2.72	3.95
Pool Area #2	4.06	6.7	1.8	2.26	3.72
Property Line 1	0.00	0.0	0.0	N.A.	N.A.
Property Line 2	0.00	0.0	0.0	N.A.	N.A.
Walk way	3.55	4.1	3.0	1.18	1.37
Walkway #1	2.51	5.4	1.1	2.28	4.91
Walkway #100	3.10	4.8	1.4	2.21	3.43
Walkway #101	2.30	3.8	1.0	2.30	3.80
Walkway #102	3.30	3.3	3.3	1.00	1.00
Walkway #103	1.90	2.0	1.8	1.06	1.11
Walkway #104	2.50	3.3	1.7	1.47	1.94
Walkway #105	3.50	5.6	1.4	2.50	4.00
Walkway #11	2.80	3.3	1.9	1.47	1.74
Walkway #12	2.80	3.3	2.1	1.33	1.57
Walkway #13	3.32	5.6	1.0	3.32	5.60
Walkway #14	2.60	2.6	2.6	1.00	1.00
Walkway #15	3.22	6.3	1.1	2.93	5.73
Walkway #16	2.73	5.2	1.2	2.28	4.33
Walkway #17	3.07	5.1	1.0	3.07	5.10
Walkway #18	3.15	6.2	1.0	3.15	6.20
Walkway #19	2.23	4.3	1.2	1.86	3.58
Walkway #2	4.03	8.0	1.1	3.66	7.27
Walkway #20	2.81	5.5	1.2	2.34	4.58
Walkway #21	2.91	5.4	1.2	2.43	4.50
Walkway #22	3.00	5.3	1.4	2.14	3.79
Walkway #23	2.63	3.4	1.9	1.38	1.79
Walkway #24	2.40	2.4	2.4	1.00	1.00
Walkway #25	2.76	4.6	1.0	2.76	4.60
Walkway #26	4.13	5.0	3.1	1.33	1.61
Walkway #27	2.62	4.4	1.0	2.62	4.40
Walkway #28	3.50	6.2	1.6	2.19	3.88
Walkway #29	3.70	5.9	1.3	2.85	4.54
Walkway #3	3.03	5.8	1.0	3.03	5.80
Walkway #30	3.78	7.9	1.1	3.44	7.18
Walkway #31	2.48	4.6	1.1	2.25	4.18
Walkway #32	3.16	5.9	1.0	3.16	5.90
Walkway #33	3.48	9.0	1.1	3.16	8.18
Walkway #34	3.08	6.7	1.3	2.37	5.15
Walkway #35	2.26	5.1	1.0	2.26	5.10
Walkway #36	2.82	4.3	1.0	2.82	4.30
Walkway #37	3.58	5.5	1.1	3.25	5.00
Walkway #38	4.58	5.5	3.6	1.27	1.53
Walkway #39	2.97	4.2	1.3	2.28	3.23
Walkway #4	2.88	4.7	1.1	2.62	4.27
Walkway #40	4.48	7.8	1.3	3.45	6.00
Walkway #41	3.72	5.9	1.3	2.86	4.54
Walkway #42	2.90	3.8	2.2	1.32	1.73
Walkway #43	4.67	5.6	2.9	1.61	1.93
Walkway #44	2.63	4.0	1.3	2.02	3.08
Walkway #45	2.41	5.2	1.0	2.41	5.20
Walkway #46	3.67	5.5	1.5	2.45	3.67
Walkway #47	2.36	5.1	1.0	2.36	5.10
Walkway #48	3.19	4.4	2.0	1.60	2.20
Walkway #49	3.27	4.1	1.6	2.04	2.56
Walkway #50	2.74	4.3	1.2	2.28	3.58
Walkway #51	1.90	2.4	1.4	1.36	1.71
Walkway #52	3.54	8.8	1.1	3.22	8.00
Walkway #53	4.18	9.6	1.5	2.79	6.40
Walkway #54	2.50	3.6	1.4	1.79	2.57
Walkway #55	3.45	6.1	1.4	2.46	4.36
Walkway #56	3.14	5.3	1.2	2.62	4.42
Walkway #57	3.64	9.4	1.5	2.43	6.27
Walkway #58	3.31	6.1	1.5	2.21	4.07
Walkway #59	3.08	4.6	1.5	2.05	3.07
Walkway #6	3.03	5.4	1.1	2.75	4.91
Walkway #60	2.96	7.9	1.0	2.96	7.90
Walkway #61	3.24	5.4	1.5	2.16	3.60
Walkway #62	2.75	4.0	1.0	2.75	4.00
Walkway #63	2.41	5.1	1.0	2.41	5.10
Walkway #64	2.95	5.4	1.4	2.11	3.86
Walkway #65	2.32	5.5	1.1	2.11	5.00
Walkway #66	3.23	4.4	2.5	1.29	1.76
Walkway #67	2.89	5.2	1.1	2.63	4.73
Walkway #68	2.92	4.3	1.5	1.95	2.87
Walkway #69	3.08	7.8	1.0	3.08	7.80
Walkway #7	2.98	3.4	2.2	1.35	1.55
Walkway #70	2.70	3.7	1.7	1.59	2.18
Walkway #71	2.63	3.6	1.7	26.30	36.00
Walkway #72	4.60	4.6	4.6	1.00	1.00
Walkway #73	2.98	3.8	1.9	1.57	2.00
Walkway #74	3.18	7.6	1.3	2.45	5.85
Walkway #75	3.30	4.5	1.9	1.74	2.37
Walkway #76	3.62	5.9	1.5	2.41	3.93
Walkway #77	3.38	4.7	1.8	1.88	2.61
Walkway #78	2.67	5.2	1.0	2.67	5.20
Walkway #79	3.28	8.6	1.3	2.52	6.62
Walkway #8	3.31	5.7	1.0	3.31	5.70
Walkway #80	4.14	9.7	2.9	1.43	3.34
Walkway #81	3.67	4.9	2.5	1.47	1.96
Walkway #82	2.12	5.2	1.1	1.93	4.73
Walkway #83	2.77	6.3	1.0	2.77	6.30
Walkway #84	2.70	7.0	1.2	2.25	5.83
Walkway #85	2.98	4.8	1.2	2.48	4.00
Walkway #86	2.83	4.4	1.4	2.02	3.14
Walkway #87	3.88	8.2	1.5	2.59	5.47
Walkway #88	4.92	8.3	3.3	1.49	2.52
Walkway #89	4.86	8.2	3.1	1.57	2.65
Walkway #9	3.19	5.7	1.0	3.19	5.70
Walkway #90	2.90	4.1	1.1	2.64	3.73
Walkway #91	4.00	4.0	4.0	1.00	1.00
Walkway #92	3.25	5.2	1.3	2.50	4.00
Walkway #93	2.80	2.8	2.8	1.00	1.00
Walkway #94	3.35	4.0	3.0	1.12	1.33
Walkway #95	3.30	3.3	3.3	1.00	1.00
Walkway #96	3.10	5.0	1.2	2.58	4.17
Walkway #97	3.00	3.0	3.0	1.00	1.00
Walkway #98	3.33	3.9	2.7	1.23	1.44
Walkway #99	4.50	4.5	4.5	1.00	1.00



NORTH

0 30' 60' 90'
1/30" = 1'-0"

KEY PLAN

PHOTOMETRIC SITE PLAN - AREA C

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:
Citrus & Summit
Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
PHOTOMETRIC SITE PLAN AREA C

PROJECT NUMBER:
66672

ENGINEER:

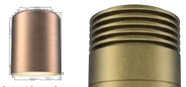
DRAFTER:

SHEET NUMBER:
E-1.2C

ISSUED DATE: XX/XX/XX

LUMASCAPE

TYPE LA
CATALOG #
PROJECT 66672
NOTES



Optional Copper Cover

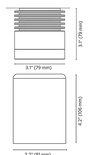
LED SURFACE-MOUNTED LUMINAIRE

*s*Drum-8

Top-mounted cylindrical down luminaire in 1, 3, 6, or 9 LED. Available in brass and copper. An RGBW version is available for use with ZDClink® systems.

Quick Facts

- Die-cast C360 brass
- Natural, powder-coated, or antique copper or brass finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and Luxor dimmable
- Input voltage: 10 to 15 Vac/Vdc



ARCHITECTURAL & FACADE LIGHTING | lumascape.com

MaxLite
A NEW WAVE OF LIGHT

PROJECT NAME: 66672 CATALOG NUMBER:
NOTES: FIXTURE SCHEDULE: C

Page: 1 of 3

LED HIGH OUTPUT DIMMABLE OMNIDIRECTIONAL A-LAMP

A21 and A23 SERIES

17W A21

21W A21

26W A23

PRODUCT DESCRIPTION:
MaxLite's LED High Output Dimmable Omnidirectional A-Line lamps replicate true A21 and A23 incandescents. They are suited to a wide variety of residential and commercial applications, including pendants, wall sconces and table and floor lamps.

FEATURES:
- 17W, 2,000lm, 125W Inc. replacement
- 21W, 2,800lm, 150W Inc. replacement
- 26W, 3,000-3,200lm, 200W Inc. replacement
- Energy Star Certified
- Dimmable down to 10%
- 25,000 hour life (70% of standards)
- CRI: ≥ 80
- Suitable for damp locations
- Lamps are not Enclosed Rated

APPLICATIONS
- Pendants
- Table and floor lamps
- Sconces

WARRANTY:
5-year standard warranty (further details available at www.maxlite.com/warranties)
Product may be eligible for a warranty extension to 10 years, for an additional fee. Contact MaxLite for details.

ORDERING:

MODEL SELECTION (Pull list or order codes on pg. 3)

FAMILY	BASE	D	CCT
17A21 = 17watt, A21 21A21= 21 watt, A21 26A23= 26 watt, A23	(blank)= E26 (CWT)= E26	D= Dimmable	27= 2700K 30= 3000K 40= 4000K 50= 5000K

Specifications are subject to change without notice.
Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: www.maxlite.com | E-mail: info@maxlite.com

MAX18141
Revised: 08/14/20

MaxLite

Trans Globe Lighting

51401 BK

Wall Lantern

Width (in): 8

Height (in): 14.875

Depth (in): 9.125

Glass Type: Frosted

Bulb Type: Medium Base (E26)

Number of Bulbs: 1

Wattage: 60

Finish Shown: Black (BK)

Available Finishes: Black (BK)

UL Listed: Wet

Country of Origin: China

Material: Metal, Glass, Electrical

Job Name: Job Type: Contact:

Fixture Location: Quantity: Additional Notes:

Shipping Box	Width	Height	Depth	Ship Wt	Method	Oversize	Case QTY
Ship QTY: 1 ea					Ground	No	
UPC: by finish		Finish:		Warranty: 1 year limited parts, repair, and replacement			

28104 Witherspoon Pkwy | Valencia, CA 91355
TEL (818) 768-5511 | FAX (818) 768-2326
www.tglighting.com

66672
A & A2

Type: _____

Lifestyle Medium - XDLM

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XDLM B 3 LED SS NW UE BLK CH S PCI120**

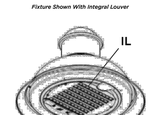
Prefix	Shade	Distribution	Light Source	Lumen Package	Color Temp	Voltage	Finish
XDLM = Lifestyle Medium	B = 8"	3 = Type 3 5 = Type 5 FT = Type 4 (Forward Throw)	LED	1K = 1,000 lm 2K = 2,000 lm 3K = 3,000 lm 4K = 4,000 lm 5K = 5,000 lm	CW = 3,000K CCT NW = 4,000K CCT WW = 3,000K CCT	UE = Universal Voltage (120 - 277V) 347-480 = High Voltage (347-480V)	BLK = Black BRZ = Bronze WHT = White GPH = Graphite GMS = Gun Metal Grey MSV = Metallic Silver PLP = Platinum Plus SVG = Satin Verde Green

Mounting Style[1,2]	Mounting Configuration[1,2]	Controls	Options
CH - Classic Hook SAK - Side Arm Mount for 4" O.D. Round Pole[3] SAS - Side Arm Mount for 5" O.D. Round Pole[3]	S - Single[4] A STUB - Double @ 180° TRI - Triple @ 90° TRI120 - Triple @ 120° QUA - Quad W - Wall Mount	IMSBT - Integral Bluetooth® Motion and Photocell Sensor max 8-24' mounting height[5] IMSBT2 - Integral Bluetooth® Motion and Photocell Sensor max 25-40' mounting height[5] ALBCS - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)	IL - Integral Louver Shield

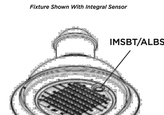
Accessory Ordering Information

Description	Order Number
Single Fusing (120V)	PA120F
Single Fusing (277V)	PA277F
Double Fusing (480V)	DPA480F
Double Fusing (347V)	DPA347F

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. When ordering a multiple configuration (D180, etc.) order one Retrofit/weld configuration per pole - i.e. order one XDLMB 3 LED SS QUA UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See XDLL SQUARE POLE Line Drawing & XDLL UNIVERSAL ROUND POLES data sheets for pole ordering information.
3. Side arm mount for 4" O.D. tenon or leg o'rail for Mounting Style/Configurations availability.
4. Kit drilling pattern required.
5. For use with 344 and 346 mounting styles only.
6. IMSBT & field configurable via the QX app that can be downloaded from your smartphone's native app store. Consult factory for details.
7. Fusing must be located in the hand hole of pole.



Fixture Shown With Integral Louver



Fixture Shown With Integral Sensor

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SPEC.2036.A.0320

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SPEC.2036.A.0320

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

66672
A & A2

LifeStyle Medium (XDLM)

Outdoor Decorative Area Light

OVERVIEW	
Lumen Output Range	5,000 - 25,000
Wattage	39 - 196
Efficacy Range (LPW)	120 - 168
Fixture Weight lbs (kg)	36 (16.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum crown.
- Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.
- Spun aluminum shade with two shade styles available: A - Angle and B - Bell.
- Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die-cast or extruded aluminum.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight (in carton) - 36 lbs (16.3 kg).

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).
- Total harmonic distortion: <20%
- Operating temperature: - -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation and optimize performance.
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app. (See controls page for more detail).

Installation
- Classic Hook (CH) and Side Arm available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information.
- Classic hook mount requires a 4" O.D. pole or tenon.
- Side Arm pole mount utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- State of California Title 24
- Meets Buy American Act requirements
- Suitable For wet Locations
- IP65 rated luminaire. IP66 rated optical chamber.
- 1.5G rated for ANSI C136.31 high vibration applications

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SPEC.7039.A.0423

*s*Drum-8 SPECIFICATIONS

66672
LA

Output	1 LED	3 LED	3 LEDT	6 LED	9 LED	ZDC
Total Lumens[1]	66	202	157	367	398	174
Input Voltage	10 to 15 V	10 to 15 V	10 to 15 V	10 to 15 V	10 to 15 V	11 to 15 V
Input Power	2.0 W	4.2 W	4.2 W	10.1 W	11.2 W	9.1 W
Power Consumption (VA)	2.4 W	4.5 W	4.5 W	13.5 W	13.5 W	11.0 W
Efficacy (lm/W)	36	52	44	44	47	33
Color Rendering Index (CRI)	83	80	--	80	79	82
Center Beam Candlepower*						
Spot (20°)	275	975	604	2,022	2,276	198
Dimming						
Primary Dimming (Transformer)	Consult transformer specifications					
Secondary Dimming (Fixture)	Phase-cut**	Phase-cut**	Phase-cut**	Phase-cut**	Phase-cut**	Luxor
RGBW Available	No	No	No	No	No	Yes
Luxor Compatibility						
Default	Zoning	Zoning	--	Zoning	Zoning	--
ZD Option	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	--
ZDC Option	--	--	--	--	--	Zoning/Dimming/Color
Minimum Rated Life L90 @10 (Hrs)	55,000	55,000	55,000	55,000	55,000	55,000

*Measured using the 3,000K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.60 (5,200K).
** Information not available for Flood or Wide Flood.
*** For optimal performance, use a trailing-edge (reverse phase-cut) dimmer.

Luminaire
Luminaire transforms spaces with precision-engineered lighting solutions, proven to perform. Since 1991, customers have relied on us as a leading manufacturer of high-quality, innovative luminaires that solve their toughest lighting challenges. Our global experts combine sophisticated design, advanced technologies, quality materials, and rigorous testing to manufacture a comprehensive range of lighting systems that consistently exceed performance expectations. Luminscape is a member of the Hunter Industries family of companies. Learn more at lumascape.com.

Materials
Die-cast C360 brass housing and shroud with stainless steel setscrews, mounting brackets, and fasteners.

Socket
Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the luminaire.

Shroud
Die-cast C360 brass shroud with c710 copper cover option.

Lamp
Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradable and replaceable, the LEDs are rated to 55,000 hrs. Maximum drive current: 1 A.

Housing
Die-cast C360 brass housing with capacity for 1 LED, 3 LED, 6 LED, 9 LED, or ZDC integrated LEDs.

Hardware
Includes stainless steel mounting brackets for quick assembly. Tamper-resistant setscrew included.

Lens
Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

Wiring
18 AWG (1 mm); SPT-1W, 220°F (105°C), 300 V; 3.9' (1.1 m) length

Power
Input 10 to 15 Vac/Vdc, 50/60 Hz. Remote transformer required (specify separately).

Optics
Polycarbonate color temperature adjustment lenses included with luminaires: 2,700K (preinstalled), 3,000K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°, or 60° distributions ordered preassembled to luminaire. Color temperature and beam angle lenses field serviceable. For additional color filters, spread lenses, hex baffles, and so on, use MR-16 sized accessories (MR-16: 1.95" (50 mm) dia. x 1.1 mm thickness). Beam angle is calculated using the LM-79 method for SSL luminaires.

Ambient Operating Temperature
0°F to 140°F (-18°C to 60°C)

Control
ZDClink utilizes Luxor technology. Up to 250 groups and zero each group in 1% increments between 0 and 100%. Select the ZD option for zoning/ dimming. Standard fixture is nonreadie with ZDClink.

Finish
Options of natural brass/copper finish or antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect. Antique finishes sealed with a clear TGIC powder-coat layer.

Weight
2.5 lbs (1 kg)

Installation Requirements
Designed for installation in the downward lighting direction only.

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Dark-Sky Compliance
Select a light source of 3,000K or lower to meet International Dark-Sky Association criteria

Wildlife-Friendly Lighting
When used with the 3 LEDT output option, this luminaire is Wildlife Lighting Certified by the Florida Fish and Wildlife Conservation Commission.

Manufacturing
ISO 9001:2015 certified facility

Warranty
5-year limited warranty

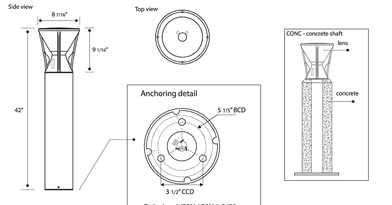
Listings

Find more product resources at lumascape.com

66672 - TYPE H

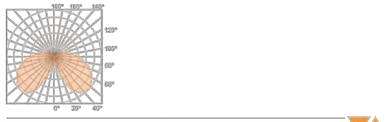
Solera
1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Dimensions & Mounting:
Please note that drawings are not to scale.



Listing:
Complies to CSA and UL standards.

Polar Graph:



Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 11-07-2019

2

Solera
1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Date	
Quote #	
Project Name	66672
Type	H

VENUS - Bollard

Description:
Upper assembly display consists of an hour glass look with curvilinear bars. Silicone sealed lens for weather protection, frosted acrylic is standard. All external hardware is stainless steel.

Name	Engine	Lumens	CCT	Electrical	Mounting	Lens	Pattern	Options	Finish

Name	Light Engine	Source Lumens±5%	Color Temp	Electrical
VENUS	36W LED (Max)	4680	3000K	UNV 120-227V
			3500K	HLV 347-480V
			4000K	
			5000K	

Contact for custom | Contact for custom | Contact for custom

Mounting	Lens	Light Pattern	Options	Finishes
ABT Anchor, bolts & template	FAL Frosted acrylic lens (Std)	TY5 Type V (Std)	MS Motion sensor	Standard
	OAL Opal acrylic lens	TY3 Type III	SD Step dimming	BL Black
		180 180 degrees	TP Tamperproof hardware	WH White
			TS Tamperproof screws	SG Silver Grey
			PC Button photocell	BZ Bronze
			GFR Ground fault receptacle	Custom CC Custom Color
			SF Single fuse	See website for custom colors. Contact factory for physical samples.
				CONC Concrete (shaft only) See §page 23 for better

- Lumens are based on max wattage & 3000K CCT
- IES files available upon request
- Std = Standard Offering

Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 11-07-2019

1

Type: _____

Enterprise (ENM4)

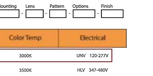
Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **ENM4 PT 3 LED 18L 50 UNV BLK IMSBTL1**

Prefix	Mounting	Distribution	Light Source	Lumen Package	Color Temperature	Voltage	Finish	Option Controls	Options
ENM4 = Enterprise	PT - Post Top SAA - Side Arm Mount for 4-5" Round Poles	3 - Type 3 5 - Type 5 Wide FT - Forward Throw (Type IV)	LED	5L - 5,000 Lumens 10L - 10,000 Lumens 18L - 18,000 Lumens 25L - 25,000 Lumens	50 - 5000K 40 - 4000K 30 - 3000K	UNV - Universal Voltage (120-277V) HVI - High Voltage (347-480V)	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Stand-Alone Control (Blank) - None IMSBTL - Integral Bluetooth® Motion and Photocell Sensor (8 - 24' mounting height)[4] IMSBTL2 - Integral Bluetooth® Motion and Photocell Sensor (25 - 40' mounting height)[4] ALBCS - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)	CCTP - 7-Pin Twist Lock Control Receptacle ANSI C136.41) IL - Integral Louver Shield[1]



Need more information? Click here for our glossary.

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
498825QSP	8K MY 8SK - Bolt on Bracket (for PT 18S) For 4" O.D. Round Poles
498826QSP	8K MY 8S - Bolt on Bracket (for PT 18S) For 5" O.D. Round Poles
614859	IL - Integral Louver Shield (Black only)
220524 [2]	PC120 Photocell for use with CKTP option (120V)
220525 [2]	PC208-277 Photocell for use with CKTP option (208V, 240V, 277V)
222535 [2]	PC347 Photocell for use with CKTP option (347V)
222538 [2]	PC480 Photocell for use with CKTP option (480V)
256844	WH - Post top wall mount bracket (Arrow) C/F for additional finish options
85287	SA WH - Side arm wall mount bracket (Arrow) C/F for additional finish options
262777	PA277 Single Fusing (277V)

Part Number	Description
DPA208_240 [1]	DPA208_240 Double Fusing (208V, 240V)
DPA480 [1]	DPA480 Double Fusing (480V)
PA347 [1]	PA347 Single Fusing (347V)
661490	ALCC UNI TL3 - 4x16A 3 Pin Twist Lock Controller
661410	ALSC UNI TL7 - 4x16A 7 Pin Twist Lock Controller
156336	SA WH - Side arm wall mount bracket (bronze) C/F for additional finish options
270980	SA WH - Side arm wall mount bracket (black) C/F for additional finish options
270955	SA WH - Side arm wall mount bracket (white) C/F for additional finish options
270969	SA WH - Side arm wall mount bracket (silver) C/F for additional finish options
149528	Shorting Cap for use with CKTP option

Accessories/Options

Integral Louver (IL)
Optional Integral Louver available for improved back-light control without sacrificing street side performance.

Fixture Shown with Integral Louver (IL)

1. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
2. Factory installed CKTP option required. For Options.
3. Fusing must be located in hand hole of pole.
4. These photocells provide Dusk/Dawn, an off control only. Consult factory for alternate/photocells providing additional functionality.

7 Pin Photoelectric Control
7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory)

Fixture Shown with CR7P

5. Order pole with 7" reduced drilling pattern. For PT mounting configurations other than D180, consult factory. Order one bracket per fixture.
6. Consists of a daylight & motion dual sensor. Field configurable via the QX app that can be downloaded from your smartphone's native app store. Not available D3R
7. Not available with type 5W distribution.

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SPEC.7039.A.0423

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

66672
K

Enterprise (ENM4)

LED Decorative Post Top & Area Light

OVERVIEW	
Lumen Package (lm)	4,000 - 30,000
Wattage Range (W)	39 - 228
Efficacy Range (LPW)	100 - 157
Weight lbs (kg)	64 (29)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Cast aluminum wiring access door located in lower hub/fitter.
- Rigid die-cast aluminum arms for consistency and strength.
- Precision die-cast aluminum heatsink and optical frame.
- Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.
- All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.
- IP65 rated luminaire protects integral components from harsh environments.
- 1.5G rated for ANSI C136.31 high vibration applications
- Luminaires are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Optical distributions are field rotatable (in 90° increments).
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).
- Total harmonic distortion: <20%
- Operating temperature: - -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation and optimize performance.
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).

Installation
- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature selection.
- State of California Title 24 Compliant
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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66672 - TYPE P

Type: _____

Mirada Wall Sconce (XWM)

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 30 UE BRZ ALSC**

Luminaire Prefix	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Wall Sconce	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw	LED	3L - 3,000 lms 5L - 5,000 lms 7L - 7,000 lms 9L - 9,000 lms 10L - 12,000 lms Custom Lumen Package[4]	30 - 3000K 40 - 4000K 50 - 5000K	UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)

Finish	Controls (Choose One)	Options
BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	**Wireless Controls** ALSC - AirLink Synapse Control System[1] ALSC2 - AirLink Synapse Control System with 8-12' Motion Sensor[1] ALBCS2 - AirLink Synapse Control System with 12-20' Motion Sensor[1] ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[2] ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[2] **Standalone Controls** DIM - 0-10v Dimming leads extended to housing exterior IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height[1,2] IMSBT2- Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height[1,2] **Button Type Photocells** PC120 - 120V PC208-277 - 208-277V PC347 - 347V **Lutron Limelight Controls** LLC – LimeLight Integral Wireless Radio Control by Lutron[3] LLCS1 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 8-15' mt height[3] LLCS2 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 16-32' mt height[3] LLCS3 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 31-40' mt height[3]	BB - Battery Back-up[5] CWBB - Cold Weather Battery Backup[5] XPMA - Pole Mounting Bracket SP1 - 10kV Surge Protection TB - Terminal Block

ACCESSORY ORDERING INFORMATION[6]

Description	Order Number
XWM SW XLR - Surface Wiring Box (Available in black only)	368155XLR
PA120 - Single Fusing	PA120F
PA277 - Single Fusing	PA277F
PA347 - Single Fusing	PA347F

Description	Order Number
DPA - Double Fusing	DPA208F
DPA - Double Fusing (240V)	DPA240F
DPA - Double Fusing (480V)	DPA480F
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	736785

FOOTNOTES:
1. Consult Factory for availability.
2. Not available in HV.
3. Consult Factory for Site Layout.
4. Custom Lumen Package: Contact the LSI app that can be downloaded from your smartphone's native app store.
5. Fusing must be located in a hand hole for pole or in the junction box.
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

Luminaire Shown with IMSBT

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SPEC.3004.A.0420

Catalog #: _____ Project: 66672
Prepared By: _____ Date: _____ Type: TYPE P

Mirada Wall Sconce (XWM)

Outdoor LED Wall Sconce

OVERVIEW	
Lumen Range	3,000 - 12,000
Wattage Range	23 - 102
Efficacy Range (LPW)	107 - 140
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app (See controls page for more detail).

Installation
- Post top version mounts to 4" O.D. pole or tenon and secures to pole with 6 stainless steel set screws (32" wire leads provided for ease of wiring).
- Side arm version Utilizes LSI's B3 drill pattern

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
-

JB LED Down Light SPECIFICATIONS

66672
U

Output	1LED	3LED	ZDC
Total Lumens†	101	246	62
Input Voltage (V)	10-15	10-15	11-15
Power Consumption (VA)	2.2 W	4.4 W	7.3 W
Efficacy (lm/W)	55	63	20
Color Rendering Index (CRI)	83	82	--
Center Beam Candlepower*			
Wide Flood (BD)	136	381	114
Dimming			
Primary Dimming (Transformer)	Consult transformer specifications		
Secondary Dimming (Fixture)	Phase-cut**	Phase-cut**	Luxor
Minimum Rated Life L70 (Hrs)	72,000	72,000	55,000

FXLuminaire.

JB LED Down Light DESIGNER PLUS

PROJECT 66672
CATALOG #
TYPE U
NOTES

The JB is FX Luminaire's original LED Down Light. The JB solves the problem of changing lamps in complicated areas by providing long-life LEDs. The pure color of the LED allows you to add the supplied blue lens to create a natural moonlight effect.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® Integrated LEDs
- ProAim™ adjustability
- Beam angle lenses
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

FB LED Up Light SPECIFICATIONS

66672
G

Output	1 LED	3 LED
Total Lumens†	114	282
Input Voltage	10 to 15V	10 to 15V
Input Power	1.9 W	4.0 W
Power Consumption (VA)	2.2 W	4.4 W
Efficacy (lm/W)	63	72
Color Rendering Index (CRI)	83	83
Center Beam Candle Power (CBCP)*		
Flood (ZD)	244	567
Dimming		
Primary Dimming (Transformer level)	Consult transformer specifications	
Secondary Dimming (Fixture level)	Phase-cut**	Phase-cut**
RGBW Available	No	No
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	--	Zoning/Dimming
ZDC Option	--	--
Minimum Rated Life L70 (Hrs)	72,000	72,000

*Information for Wide Flood available in IES files
**For optimal performance, use a trailing-edge (reverse phase-cut) dimmer
†Measured using the 2,700K CCT option

FXLuminaire.

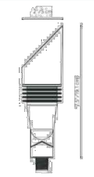
FB LED Up Light DESIGNER BASE

PROJECT 66672
CATALOG #
TYPE G
NOTES

Similar in style to its bigger brother the NP, the FB fits nicely into smaller landscapes and tight spaces. Accommodating up to a 3 LED Board, the FB offers all the same Up Light benefits of the NP in a more compact package.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® Integrated LEDs
- ProAim™ adjustability
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



FC In-Grade Light ORDERING INFORMATION

[field_spec_builder_mount] [field_spec_builder_mount]

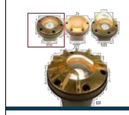
66672
Z

Fixture	Power	Compliance	Faceplate	Finish
FC	**LED20WFL** 4.3 VA, 2700K, 35° LED MR-16 lamp (PRO lamp series)	**[default]** North America (UL Listed)	**RG** (Ring)	**BZ** Bronze Metallic
	LED35WFL 5.4 VA, 2700K, 35° LED MR-16 lamp (LED lamp series)	**E** International (CE Certified)	**LV** Louver	**FB** Black
	Z20WFL 5.4 VA, 2700K, 35° LED MR-16 lamp (ZD lamp series)		**CW** (Cowling)	**DG** Desert Granite
	NL Lamp not included		**GW-090** (Ground Wash 90°)	**WI** Weathered Iron
			GW-180 (Ground Wash 180°)	**SB** Sedona Brown
			GW-270 (Ground Wash 270°)	**FW** Flat White
			GW-360 (Ground Wash 360°)	**SV** Silver
				NP Nickel Plate
				BS Natural Brass
				CB Camo Bronze (composite only)

EXAMPLE FIXTURE CONFIGURATION: /FC-XX-XXXX-XX

FXLuminaire.

FC In-Grade Light STANDARD PREMIUM



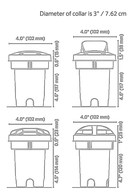
PROJECT 66672
CATALOG #
TYPE Z
NOTES

Like the MP miniature Up Light, the subterranean FC introduces glare-free controlled illumination into smaller scale spaces. The variety of cowling and lamp options allow the FC offer versatility of design and function.

Quick Facts

- Die-cast brass or composite construction
- MR-16 lamp type
- Compatible with Luxor® technology
- Input voltage: 10-15V

Diameter of collar is 3" / 7.62 cm



For more detail, visit support.

XW-70 Grande Wall Wash SPECIFICATIONS

66672
V

Output	H1*	ZDC**
Total Lumens (lm)	1,180	450-1,000
Input Voltage	10 to 15 V	11 to 15 V
Input Power (W)	18.0	21.0
Power Consumption (VA)	21.0	25.0
Efficacy (Lumens/Watt)	67	64
Color Rendering Index (CRI)	84	-
Maximum Candela (cd)		
Very Wide Flood (VBF)	527	634
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	-	Zoning/Dimming/Color
Minimum Rated Life (L70)	72,000 hrs	55,000 hrs

**Measured with all four colors turned on at 100%

FXLuminaire.

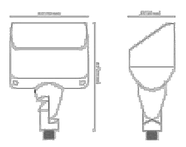
XW-70 Grande Wall Wash DESIGNER PLUS

PROJECT 66672
CATALOG #
TYPE V
NOTES

The new Exa Collection offers high-output performance with low-voltage simplicity. Combining light output of 1,200 lumens with top-tier integrated LED technology, the Exa Wall Wash offers a 135° ultra-wide flood beam spread, two correlated color temperatures, and up or down mounting orientations. Featuring a patent-pending adjustable body, robust mechanical seals, and an IP66/IP67 rating, flexibility and durability are no longer a trade-off.

Quick Facts

- Up or down mounting orientations
- Die-cast aluminum with two-layer anodization and a TGIC powder-coat finish
- Cree® Integrated LED up to 1,200 lumens
- Two correlated color temperature (CCT) options: 2,700K and 3,000K
- 135° ultra-wide flood beam spread
- Available with ground stake or Mini J-Box (MJB)
- Compatible with Luxor® Technology
- Input Voltage: 10 to 15 V



ORDERING INFORMATION

66672
T

PX: Transformer

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3 + 4

Step	Description	Code
1	**TRANSFORMER**	PX
2	**SIZE**	300,600, 900 (Watts)
3	**OPTIONAL SWITCHING**	T (Timer), PC (Photocell), or TPC (Timer & Photocell)
4	**FINISH**	SS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: PX-300-SS = **PX Transformer - 300W - Stainless Steel Finish**

FIELD INSTALLED OPTIONS: Order Individually

Description	Code
FIXTURE	PXSYNC *(PX Sync Lighting Synchronizer for 24V for Irrigation Controllers, 2.75" w x 3" h x 1.5" d)*

EXAMPLE: PXSYNC = **PX SYNC Lighting Synchronizer**

METALS
- **SS** = Stainless Steel

POWDER COAT
- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

The PX comes standard in stainless steel, with a 3' power cord, choice of timer and/or photocell.

SAFETY CERTIFICATIONS
ETL Listed to UL Standards for Safety
- PX300 - UL 8038
- PX600 - ETL/SEMKO 1/N
- PX900 - ETL/SEMKO 1/N
- UL 8038 Standards
- UL 879 Standards

Made in the USA or Imported

For high performance and predictable long-life operation, FX Luminaire's Luxor® Technology is specifically designed for the high-tech lamps used in our fixtures — the use of inferior power supplies can cause premature lamp failure and, in some cases, damage to the fixture. For more information on this very important subject please contact us at 760.744.5240.

ETL Intertek

FXLuminaire.

66672
T

Lighting Controller

This is the high tech heart of the FX Luminaire low voltage lighting system. The PX is available in 300, 600 and 900 Watt capacities with a variety of control options. The enclosure is fabricated from heavy gauge stainless steel for long life in corrosive exterior locations.

PX: Transformer

MODELS:	300, 600 or 900 Watt
FINISHES:	Stainless Steel or Powder Coat Finishes
ACCESSORY:	Timer and/or Photocell
DEPTH:	6" / 15.24 cm
WIDTH:	7.5" / 19.1 cm
HEIGHT: (300 & 600 Watt)	13.5" / 34.3 cm
(900 Watt)	16.5" / 41.9 cm

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRDAD HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:
Citrus & Summit
Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
LIGHTING SPECIFICATIONS

PROJECT NUMBER:
66672

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.4

ISSUED DATE: XX/XX/XX

LIGHTING SPECIFICATIONS

GOUVISengineering
consulting group, inc.

Job: 66672
Plan: pole
Code: 2022 CBC

LIGHT POLE FOOTING DESIGN

SOIL REPORT
Soil Engineer :
Report # :
Report Date :

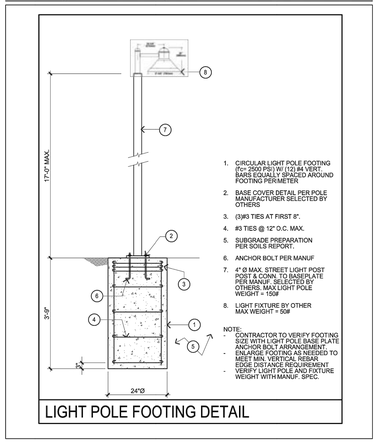
WIND LOAD
Wind Speed : 95
Wind Exposure: C
G : 0.85
K_z = 0.87, K_{zt} = 1.0
K_d = 0.85, K_e = 1.0
q_z = 0.00256 $k_z k_{zt} k_d k_e V^2$ = 17.12 psf
G_{shape} = 1.8
Fixture Width = 24.0", Fixture Height = 42.0"
Wind Load on Fixture $P_{shape} = q_z * G * C_f * A_{shape}$ = 183.31 lbs
$C_{f pole}$ = 1.8
Pole Width = 4.0"
Pole Height : 17 ft
Wind Load on Pole $P_{pole} = q_z * G * C_f * A_{pole}$ = 148.39 lbs
Total Wind load $F_{total} = 0.6 * P_{total}$ = 199 lbs
Wind Load Elevation h = 12.61 ft

SEISMIC LOAD
I_e 1.0
SDS : 1.39
R: 1.50
Pole Weight & Fixture Weight : 200 lbs
$F_{seismic}$ = SDS / R * I_e * W / 1.4 = 133 lbs
Seismic Load Elevation h = 15.25 ft

FOOTING
Soil Bearing Pressure : 1500 psf Passive Pressure: 250 psf
Footing Diameter: 24"
h = 12.61 ft
F = 199 lbs
d = 0.5" A * (1 + (1 + 4.36 * h / A)$^{1/2}$)
Pressure at 1/3 depth, S_1 = 83.33"d + 3048s
A = 2.34 * F / (S_1 * b) = 2.79d^{-1} + 0.77
d_{act} = 43.72"
Total Weight = 1917 LBS
Maximum Soil Pressure = 610 psf < 1500 psf => OK
RECOMMEND 3'-8" EMBEDMENT FOR 24" DIAMETER ROUND FOOTING

Version: 6.5

SHEET:
JOB NO.: 66672
DATE: 10/07/2024
CLIENT:



1. CIRCULAR LIGHT POLE FOOTING (f'c= 2500 PSI) W/ (12) #4 VERT. BARS EQUALLY SPACED AROUND FOOTING PERIMETER
2. BASE COVER DETAIL PER POLE MANUFACTURER SELECTED BY OTHERS
3. (3)#3 TIES AT FIRST 8".
4. #3 TIES @ 12" O.C. MAX.
5. SUBGRADE PREPARATION PER SOILS REPORT.
6. ANCHOR BOLT PER MANUF
7. 4" Ø MAX. STREET LIGHT POST POST & CONN. TO BASEPLATE PER MANUF. SELECTED BY OTHERS. MAX LIGHT POLE WEIGHT = 150#
8. LIGHT FIXTURE BY OTHER MAX WEIGHT = 50#

NOTE:
- CONTRACTOR TO VERIFY FOOTING SIZE WITH LIGHT POST BASE PLATE ANCHOR BOLT ARRANGEMENT, ENLARGE FOOTING AS NEEDED TO MEET MIN. VERTICAL REBAR EDGE DISTANCE REQUIREMENT
- VERIFY LIGHT POLE AND FIXTURE WEIGHT WITH MANUF. SPEC.

LIGHT POLE FOOTING DETAIL

GOUVISengineering
over 60 years of design excellence

POLE FOOTING CALCULATIONS

Citrus & Summit Site Lighting
Light pole Foundation
San Bernardino, CA

Gouvis Job No.: 66672
10/07/2024

Developer:

Architect:
Ktgy Architecture

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REGISTERED PROFESSIONAL ENGINEER HUAN NGUYEN No. C 64238 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

949.752.1612
15 Studebaker
Irvine, CA
92618

Huan N Nguyen, P.E.
C64238 Exp. Date 6/30/2023
The attached calculations are valid only when bearing original or electronic signature of Huan N Nguyen, Hereon.

www.gouvisgroup.com Palm Springs, CA Pleasanton, CA Ho Chi Minh City, Vietnam

GOUVISengineering
consulting group, inc.

Job: 66672
Plan: post
Code: 2022 CBC

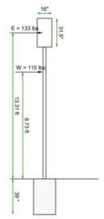
LIGHT POST FOOTING DESIGN

SOIL REPORT
Soil Engineer :
Report # :
Report Date :

WIND LOAD
Wind Speed : 95
Wind Exposure: C
G : 0.85
K_z = 0.85, K_{zt} = 1.0
K_d = 0.85, K_e = 1.0
q_z = 0.00256 $k_z k_{zt} k_d k_e V^2$ = 16.67 psf
G_{shape} = 1.8
Fixture Width = 16.0", Fixture Height = 31.5"
Wind Load on Fixture $P_{shape} = q_z * G * C_f * A_{shape}$ = 89.27 lbs
$C_{f pole}$ = 1.8
Pole Width = 4.0"
Pole Height : 12 ft
Wind Load on Pole $P_{pole} = q_z * G * C_f * A_{pole}$ = 102.02 lbs
Total Wind load $F_{total} = 0.6 * P_{total}$ = 115 lbs
Wind Load Elevation h = 9.73 ft

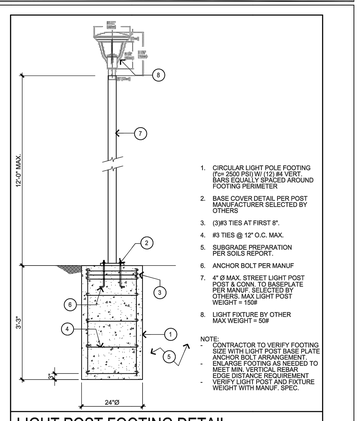
SEISMIC LOAD
I_e 1.0
SDS : 1.39
R: 1.50
Pole Weight & Fixture Weight : 200 lbs
$F_{seismic}$ = SDS / R * I_e * W / 1.4 = 133 lbs
Seismic Load Elevation h = 13.31 ft

FOOTING
Soil Bearing Pressure : 1500 psf Passive Pressure: 250 psf
Footing Diameter: 24"
h = 13.31 ft
F = 133 lbs
d = 0.5" A * (1 + (1 + 4.36 * h / A)$^{1/2}$)
Pressure at 1/3 depth, S_1 = 83.33"d = 2678s
A = 2.34 * F / (S_1 * b) = 1.86d^{-1} + 0.58
d_{act} = 38.41"
Total Weight = 1708 LBS
Maximum Soil Pressure = 544 psf < 1500 psf => OK
RECOMMEND 3'-3" EMBEDMENT FOR 24" DIAMETER ROUND FOOTING



Version: 6.5

SHEET:
JOB NO.: 66672
DATE: 10/07/2024
CLIENT:



1. CIRCULAR LIGHT POLE FOOTING (f'c= 2500 PSI) W/ (12) #4 VERT. BARS EQUALLY SPACED AROUND FOOTING PERIMETER
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4. #3 TIES @ 12" O.C. MAX.
5. SUBGRADE PREPARATION PER SOILS REPORT.
6. ANCHOR BOLT PER MANUF
7. 4" Ø MAX. STREET LIGHT POST POST & CONN. TO BASEPLATE PER MANUF. SELECTED BY OTHERS. MAX LIGHT POST WEIGHT = 150#
8. LIGHT FIXTURE BY OTHER MAX WEIGHT = 50#

NOTE:
- CONTRACTOR TO VERIFY FOOTING SIZE WITH LIGHT POST BASE PLATE ANCHOR BOLT ARRANGEMENT, ENLARGE FOOTING AS NEEDED TO MEET MIN. VERTICAL REBAR EDGE DISTANCE REQUIREMENT
- VERIFY LIGHT POST AND FIXTURE WEIGHT WITH MANUF. SPEC.

LIGHT POST FOOTING DETAIL

GOUVISengineering
over 60 years of design excellence

POST FOOTING CALCULATIONS

Citrus & Summit Site Lighting
Light pole Foundation
San Bernardino, CA

Gouvis Job No.: 66672
10/07/2024

Developer:

Architect:
Ktgy Architecture

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C64238 Exp. Date 6/30/2023
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GOUVISengineering
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Job: 66672
Plan: Bollard
Code: 2022 CBC

LIGHT BOLLARD FOOTING DESIGN

SOIL REPORT
Soil Engineer :
Report # :
Report Date :

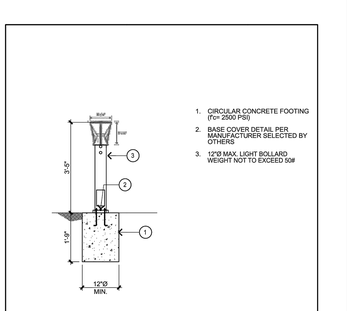
WIND LOAD
Wind Speed : 95
Wind Exposure: C
G : 0.85
K_z = 0.85, K_{zt} = 1.0
K_d = 0.85, K_e = 1.0
q_z = 0.00256 $k_z k_{zt} k_d k_e V^2$ = 16.67 psf
G_{shape} = 1.8
Fixture Width = 8.0", Fixture Height = 9.0"
Wind Load on Fixture $P_{shape} = q_z * G * C_f * A_{shape}$ = 12.75 lbs
$C_{f pole}$ = 1.68
Pole Width = 4.5"
Pole Height : 2.75 ft
Wind Load on Pole $P_{pole} = q_z * G * C_f * A_{pole}$ = 24.58 lbs
Total Wind load $F_{total} = 0.6 * P_{total}$ = 22 lbs
Wind Load Elevation h = 3.50 ft

SEISMIC LOAD
I_e 1.0
SDS : 1.39
R: 1.50
Pole Weight & Fixture Weight : 50 lbs
$F_{seismic}$ = SDS / R * I_e * W / 1.4 = 33 lbs
Seismic Load Elevation h = 3.50 ft

FOOTING
Soil Bearing Pressure : 1500 psf Passive Pressure: 250 psf
Footing Diameter: 12"
h = 3.50 ft
F = 33 lbs
d = 0.5" A * (1 + (1 + 4.36 * h / A)$^{1/2}$)
Pressure at 1/3 depth, S_1 = 83.33"d = 1438s
A = 2.34 * F / (S_1 * b) = 0.93d^{-1} + 0.54
d_{act} = 20.98"
Total Weight = 253 LBS
Maximum Soil Pressure = 322 psf < 1500 psf => OK
RECOMMEND 1'-9" EMBEDMENT FOR 12" DIAMETER ROUND FOOTING

Version: 6.5

SHEET:
JOB NO.: 66672
DATE: 10/07/2024
CLIENT:



1. CIRCULAR CONCRETE FOOTING (f'c= 2500 PSI)
2. BASE COVER DETAIL PER MANUFACTURER SELECTED BY OTHERS
3. 12"Ø MAX. LIGHT BOLLARD WEIGHT NOT TO EXCEED 50#

LIGHT BOLLARD FOOTING DETAIL

GOUVISengineering
over 60 years of design excellence

BOLLARD FOOTING CALCULATIONS

Citrus & Summit Site Lighting
Light pole Foundation
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DATE SIGNED: 8/27/25

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PROJECT:
Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
FOOTING DETAILS & CALCULATIONS

PROJECT NUMBER:
66672

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.5

ISSUED DATE: XX/XX/XX