

Client

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Valerie Conant, AICP

ELECTRICAL:
DC Engineering
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Meridian, ID. 83642
208-493-0026
Chris Dyer

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WARD CREEK COTTAGES

AMG & Associates. LLC

16633 Ventura Blvd, Suite 1014
Encino, CA 91436

TITLE SHEET

Hayward, Ca.

KTYG # 2014-0321

08.24.2015

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ktgy.com

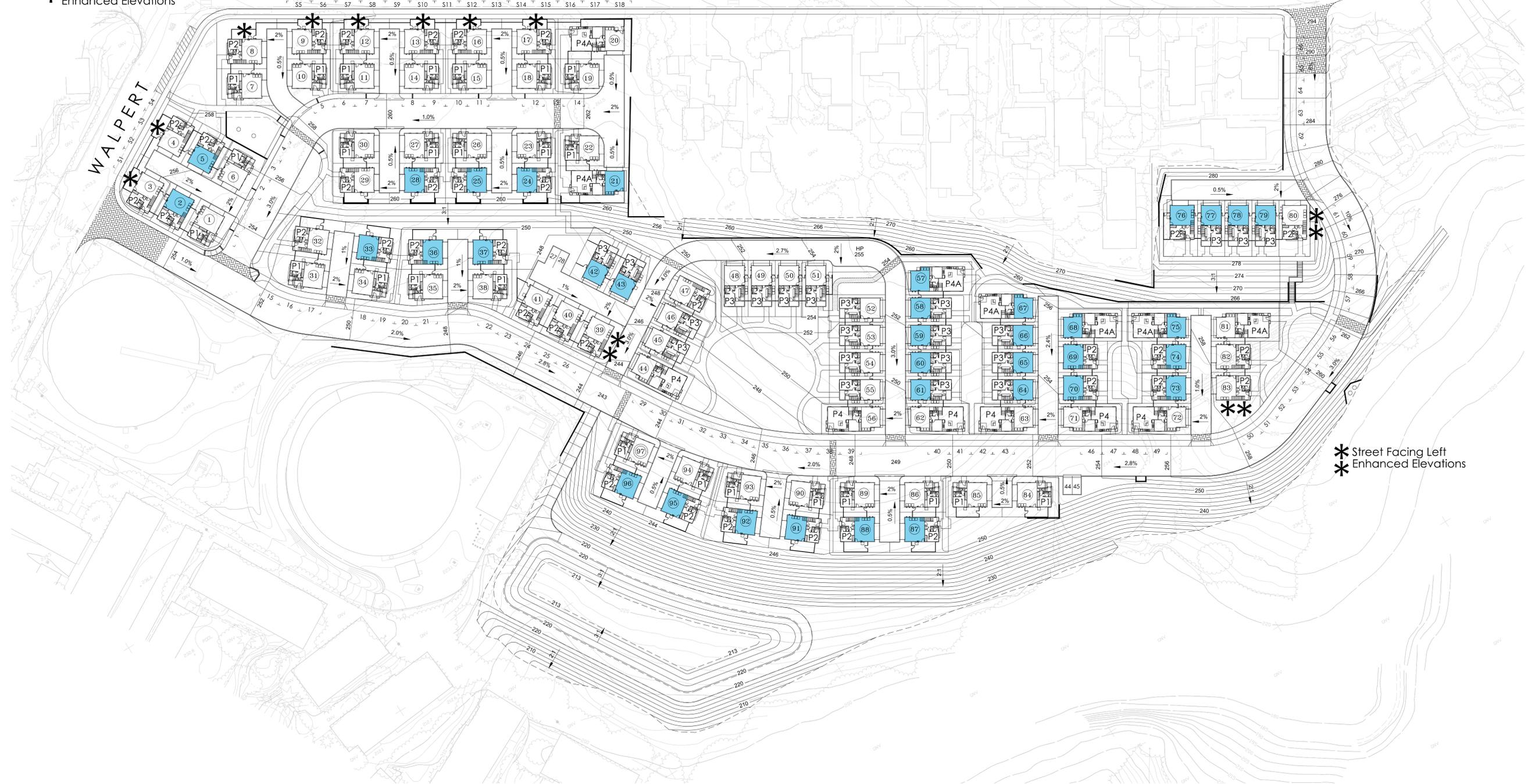


T.1

* Street Facing Right
Enhanced Elevations

2ND STREET

WALPERT



* Street Facing Left
Enhanced Elevations

HOME TYPE SUMMARY				
Home Type [Number Proposed]	Number of Stories	Number of Bedroom / Bath	Living Area	Notes
Plan 1 [26]	3	3 / 3.5	1941	First floor bedroom / full bath
Plan 2 [36]	3	3 / 3.5	1868	First floor bedroom / full bath
Plan 3 [22]	3	3 / 3.5	2007	First floor bedroom / full bath
Plan 4 / Plan 4 alt [13]	3	5 / 4	2431	Living on first floor with bedroom / full bath
Total 97 Homes				

PARKING SUMMARY				
Home Type	Number of Homes	Minimum Number of on-site parking spaces required	Number of on-site spaces provided	Meets minimum requirement
Single Family with Street Parking	61	2 covered / 122 per dwelling unit	122 covered	Yes
Single Family without Street Parking along frontage Indicated by: 	36	2 covered / 72 plus 2 uncovered / 72 spaces not blocking access to required covered parking	72 covered 66 uncovered	Covered - yes Uncovered - no Difference of 6 spaces
Total	97	194 Covered 72 Uncovered	194 Covered 66 on site 18 on street [84]	Yes

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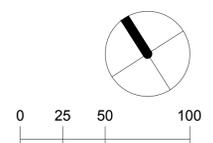
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SITE PLAN / PARKING PLAN A0.1

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OPEN SPACE SUMMARY			
Open Space Type	Minimum Amount Required	Total Open Space Provided	Meets Requirement
Private Open Space	None	22,761 SF	Yes, exceeds
Group Open Space	100 SF of usable open space per dwelling unit □ 9,700 SF	21,919 SF □ 21,600 SF Trail	Yes, exceeds
Total	350 SF per dwelling unit □ 33,950 SF	66,280 SF	Yes, exceeds by 32,330 SF

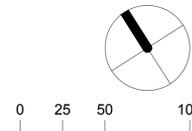
OPEN SPACE LEGEND

- GROUP OPEN SPACE
- PRIVATE OPEN SPACE
□ Designates 2nd Floor Deck Area
6 min. dim. / 60 sf min. □
- PRIVATE YARDS
□ Designates Private Yards with less than 10 min. dim. Area not included in Private Open Space

OPEN SPACE EXHIBIT

Hayward, Ca.
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0 25 50 100

A0.2

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ELEVATION '1A' - NAPA VALLEY COTTAGE

ELEVATION '1C' REVERSE - CRAFTSMAN

ELEVATION '1B' - COTTAGE

ELEVATION '1A' REVERSE - NAPA VALLEY COTTAGE

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StreetScene - I

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ELEVATION '2A' REVERSE
NAPA VALLEY COTTAGE

ELEVATION '2C' REVERSE
CRAFTSMAN

ELEVATION '4B' REVERSE
COTTAGE

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StreetScene - 2

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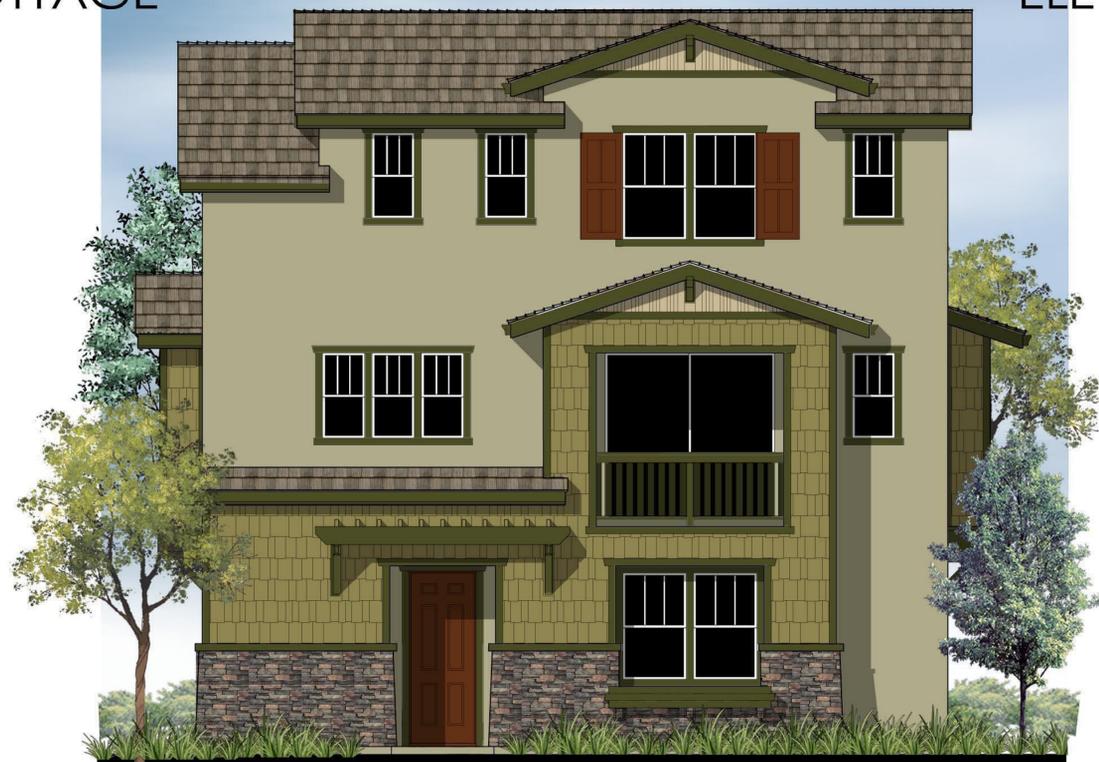
SS-2



ELEVATION '1A' - NAPA VALLEY COTTAGE



ELEVATION '1B' - COTTAGE



ELEVATION '1C' - CRAFTSMAN

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Plan I Elevations

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AI.C



ELEVATION '1B' - COTTAGE

- 1B - Cottage
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Siding/ Shingles
 Shutters
 Decorative Railing & Wood Posts
 Recessed Windows
 Enhanced Sills
 1x Stucco Finish Trim
 Stone Veneer



ELEVATION '1A' - NAPA VALLEY COTTAGE

- 1A - Napa Valley Cottage
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Board and Batt Siding
 Hurricane Shutters
 Decorative Kicker / Corbel
 Enhanced Sills
 1x Stucco Finish Trim
 Decorative Railing



ELEVATION '1C' - CRAFTSMAN

- 1C - Craftsman
 Material Legend:
 Flat Concrete Tile Roofing
 Decorative Railing
 Stucco Finish
 Cementitious Siding/ Shingles
 Stone Veneer
 Enhanced Sills
 1x Stucco Finish Trim
 Shutters

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Plan I Elevations

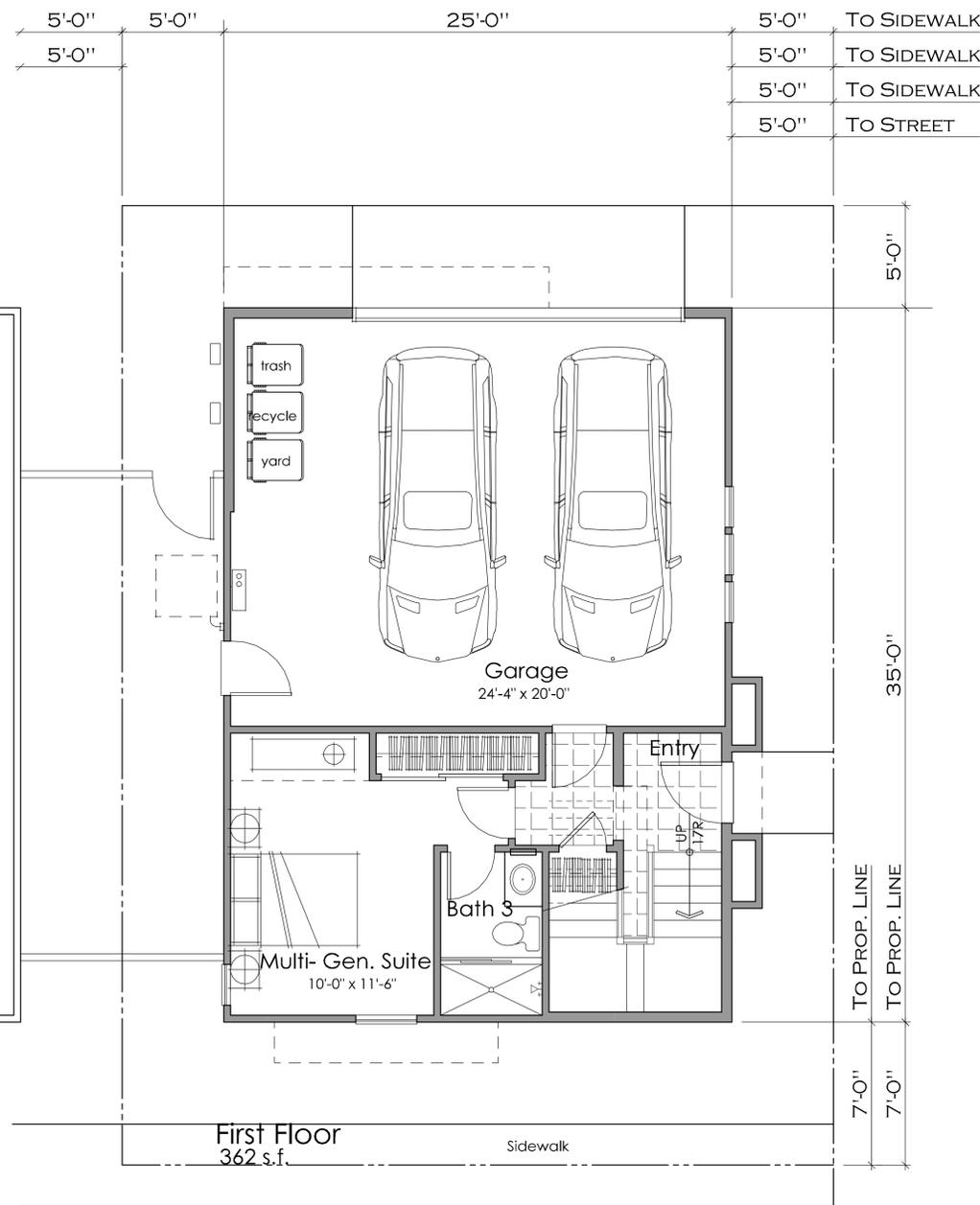
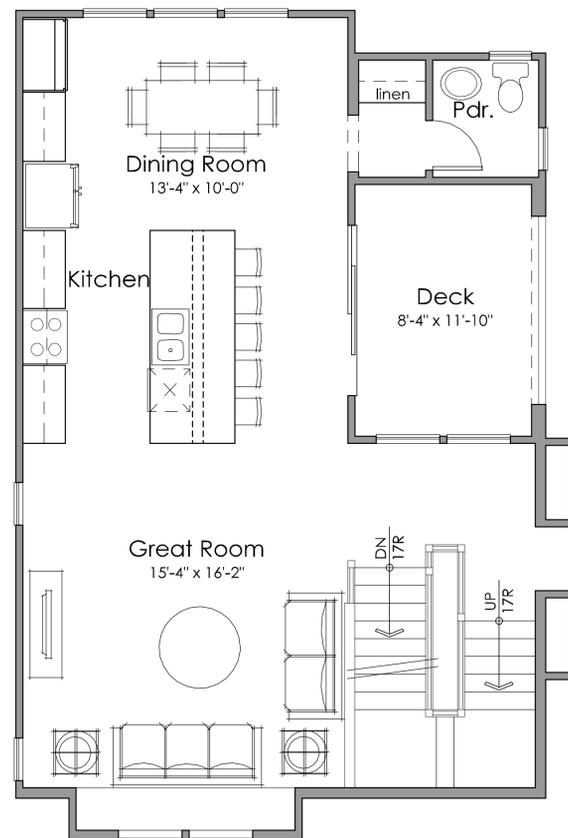
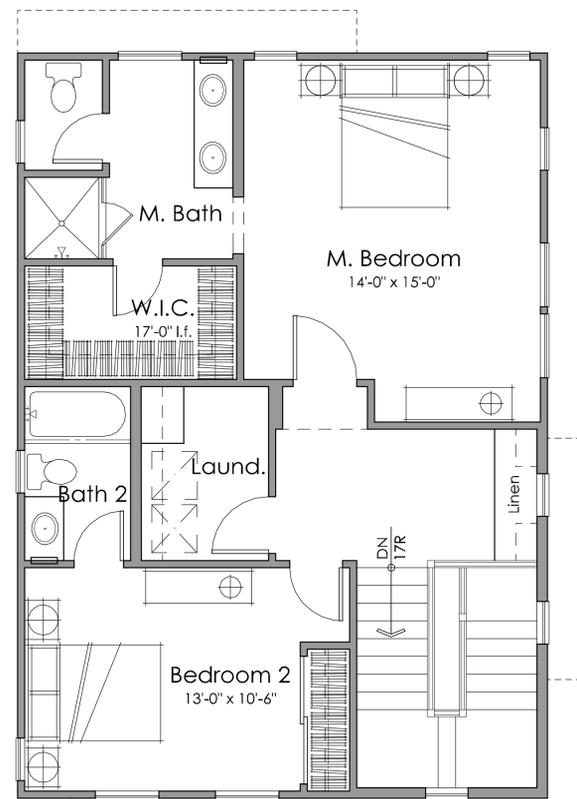
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A1.0



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PLAN I - 1,941 SQ. FT.

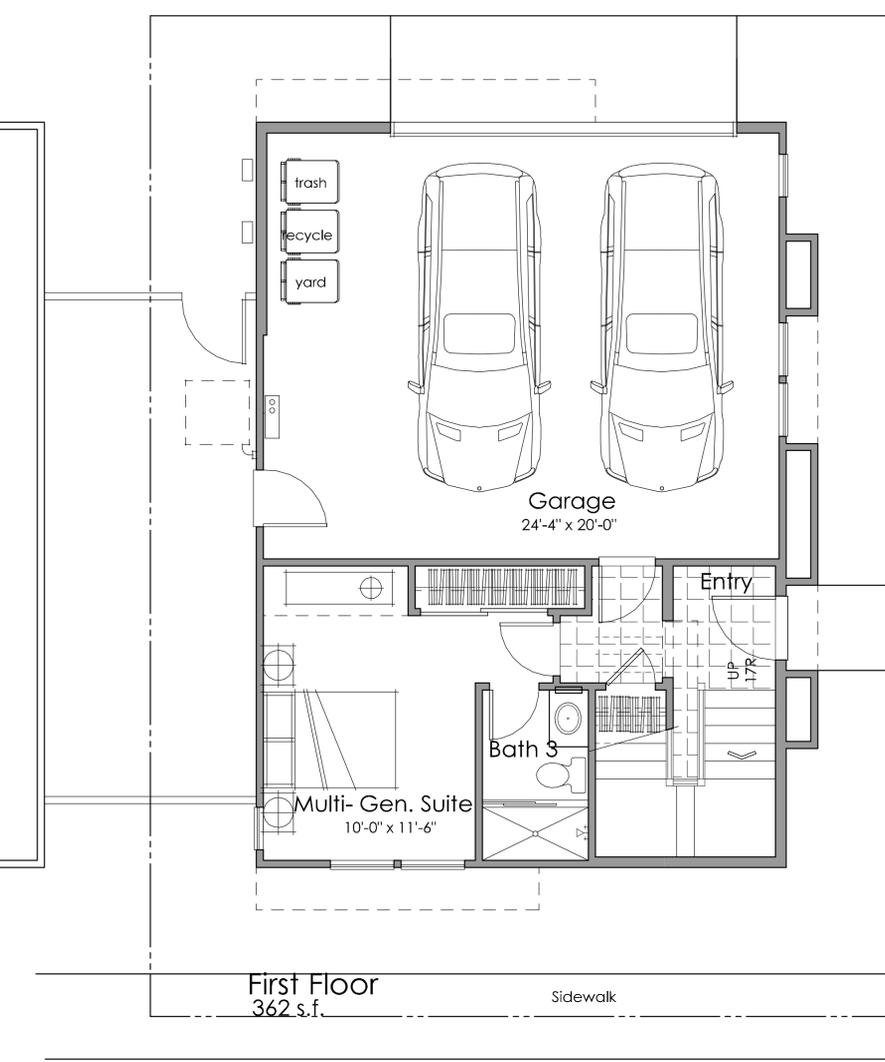
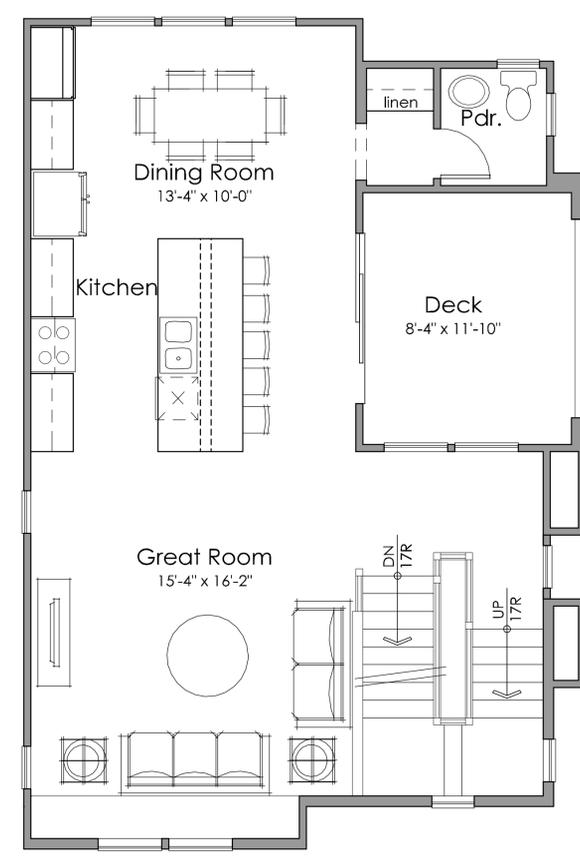
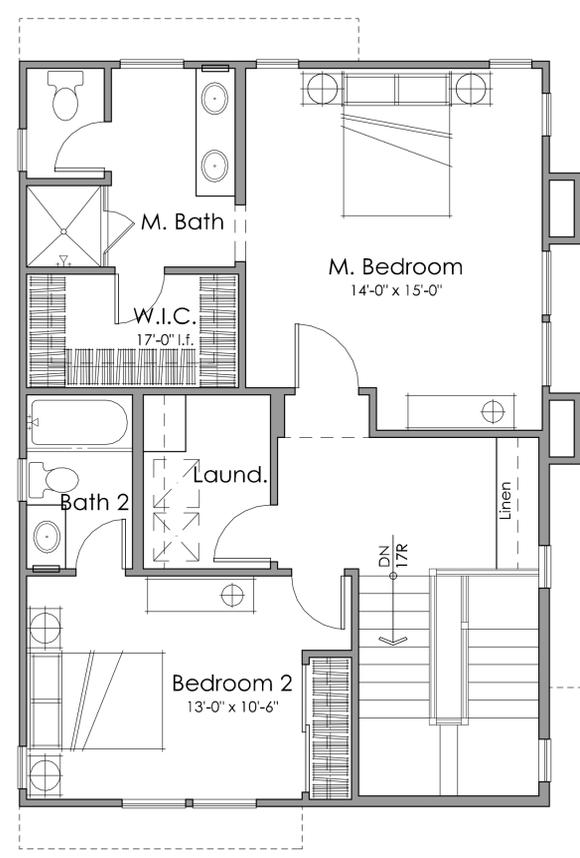
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PLAN 1B - ADDENDA

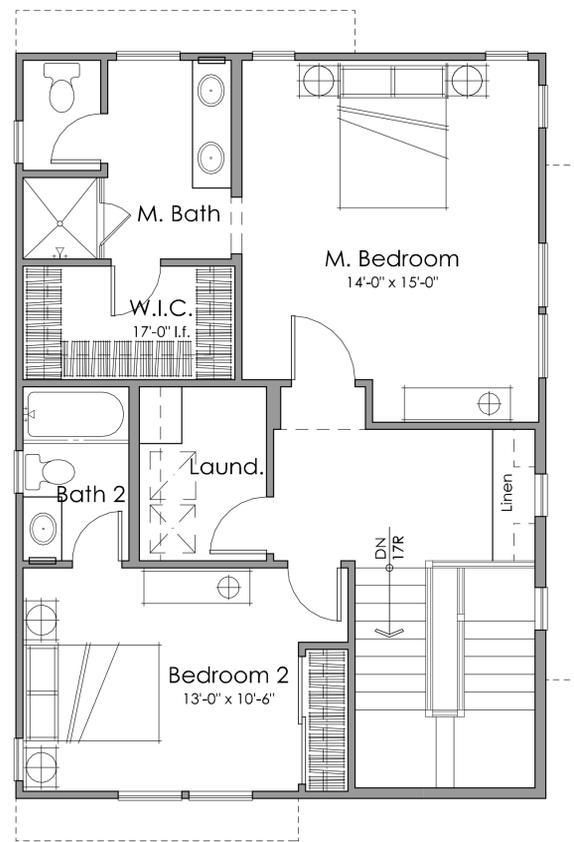
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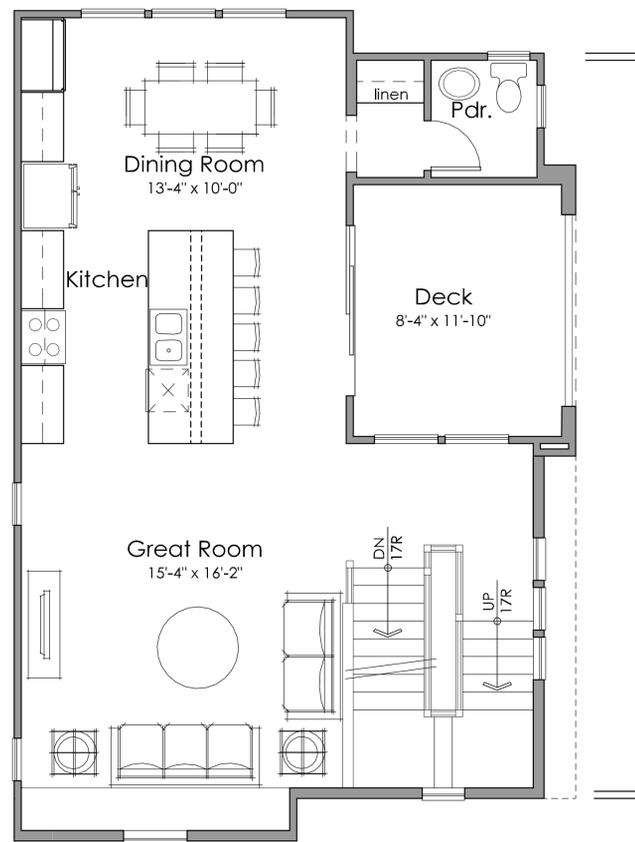
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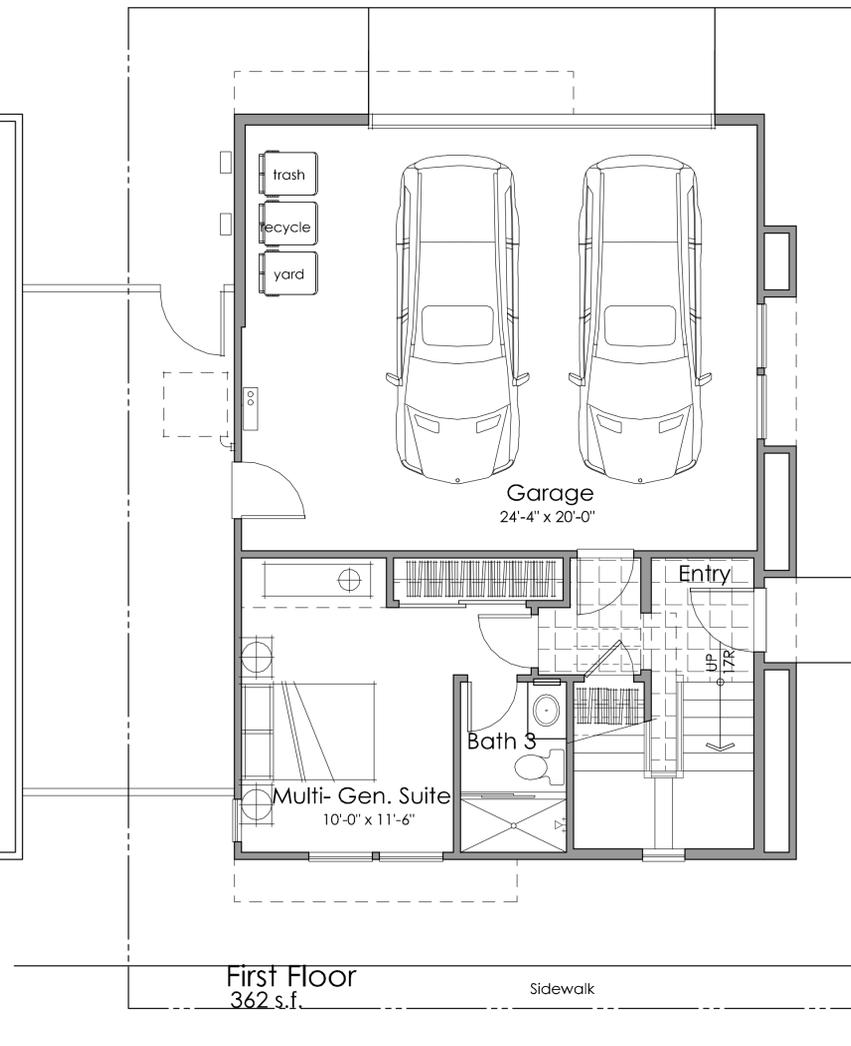
A1.1-1



Third Floor
867 s.f.



Second Floor
712 s.f.



First Floor
362 s.f.

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PLAN IC - ADDENDA

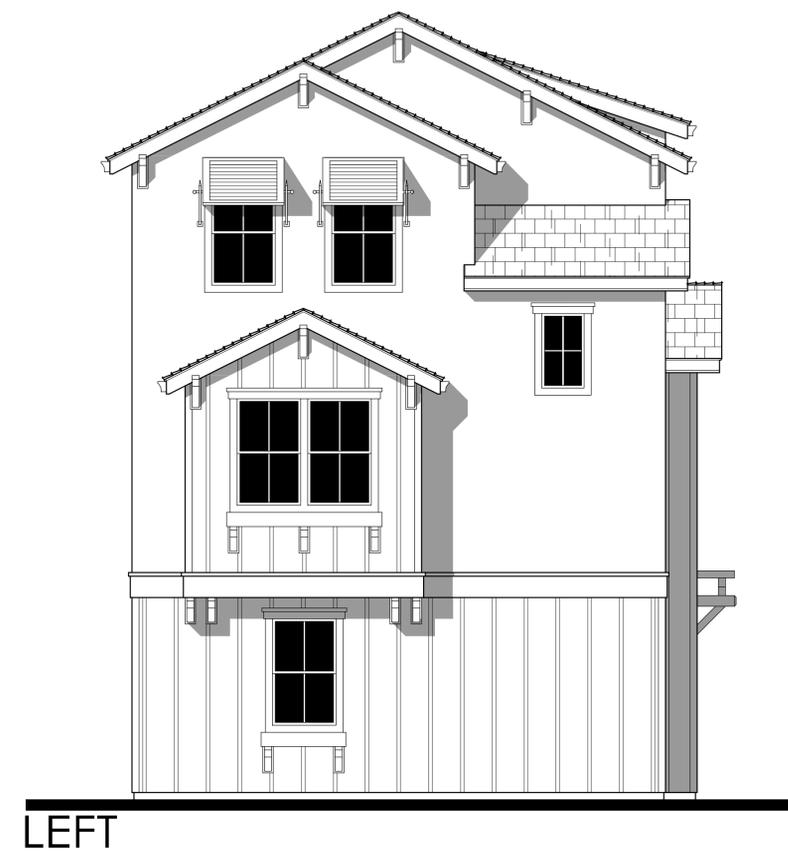
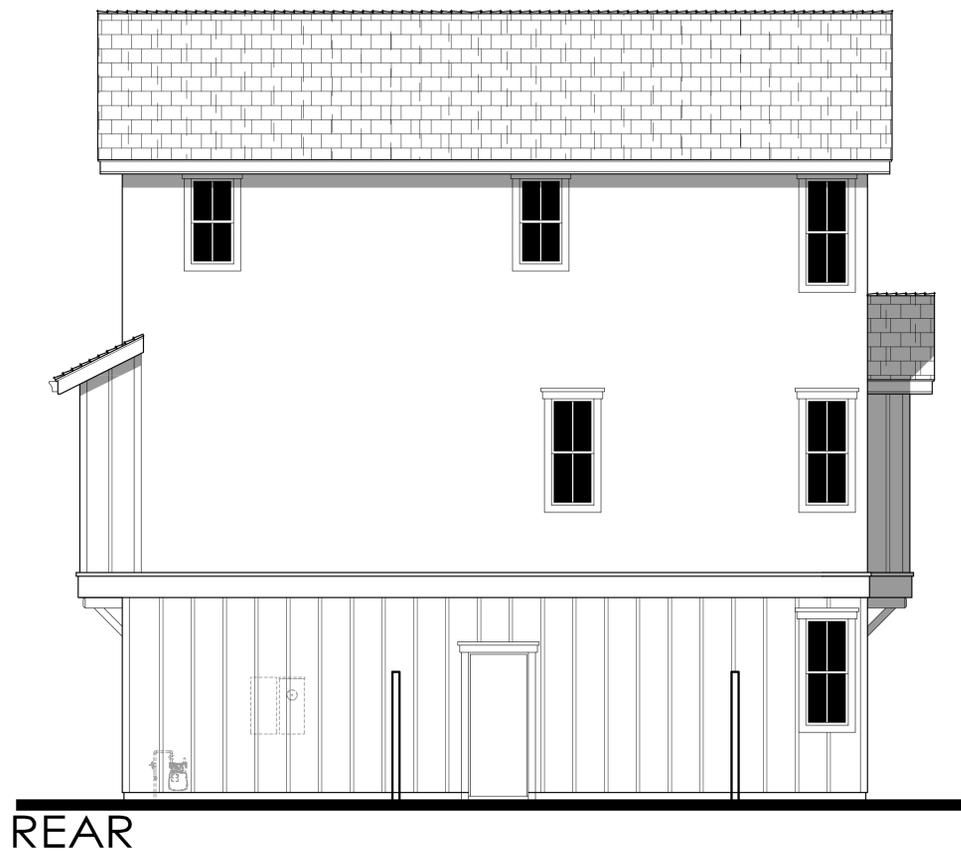
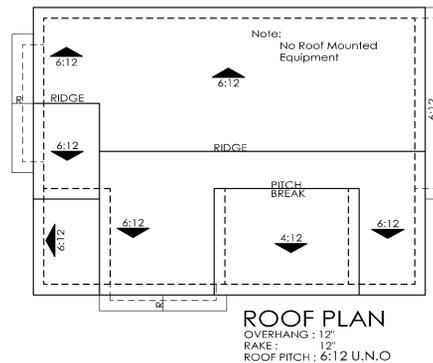
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AI.1-2



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Plan IA Exterior Elevations

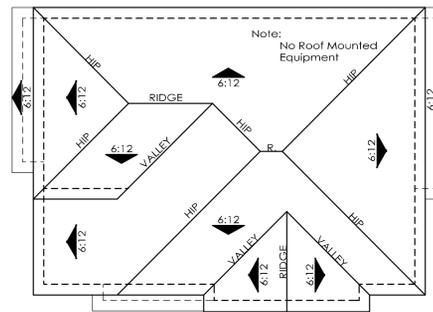
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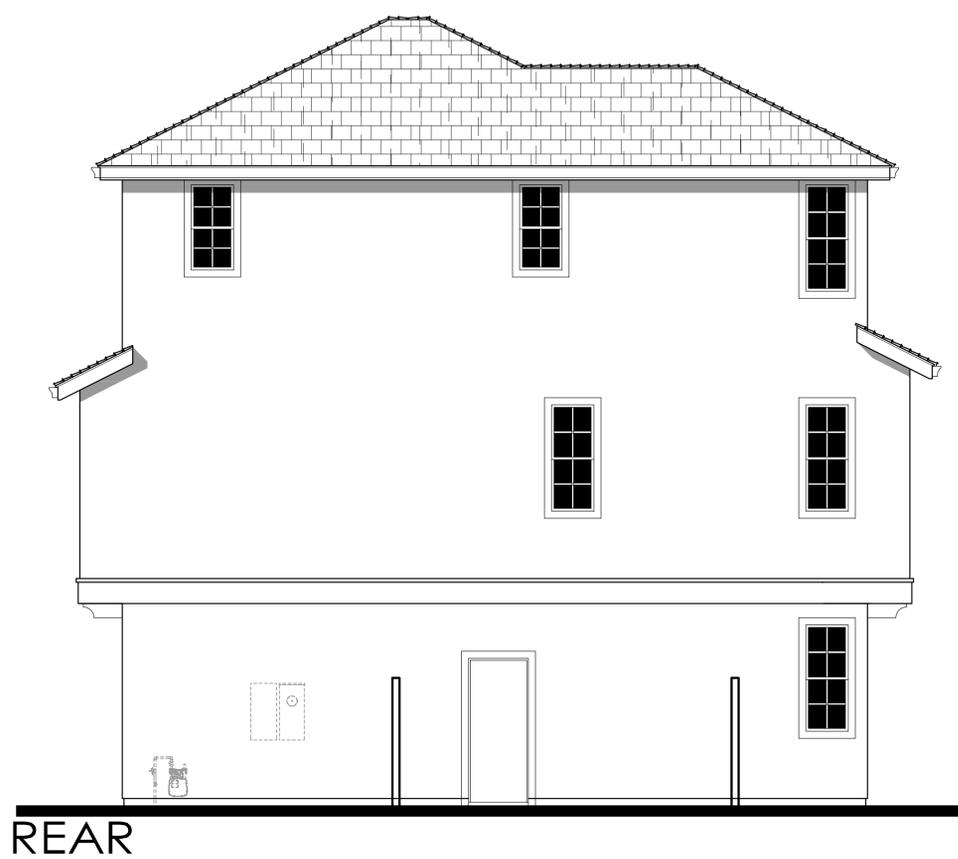
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A1.2



ROOF PLAN
 OVERHANG: 12"
 RAKE: 12"
 ROOF PITCH: 6:12 U.N.O.



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Plan IB Exterior Elevations

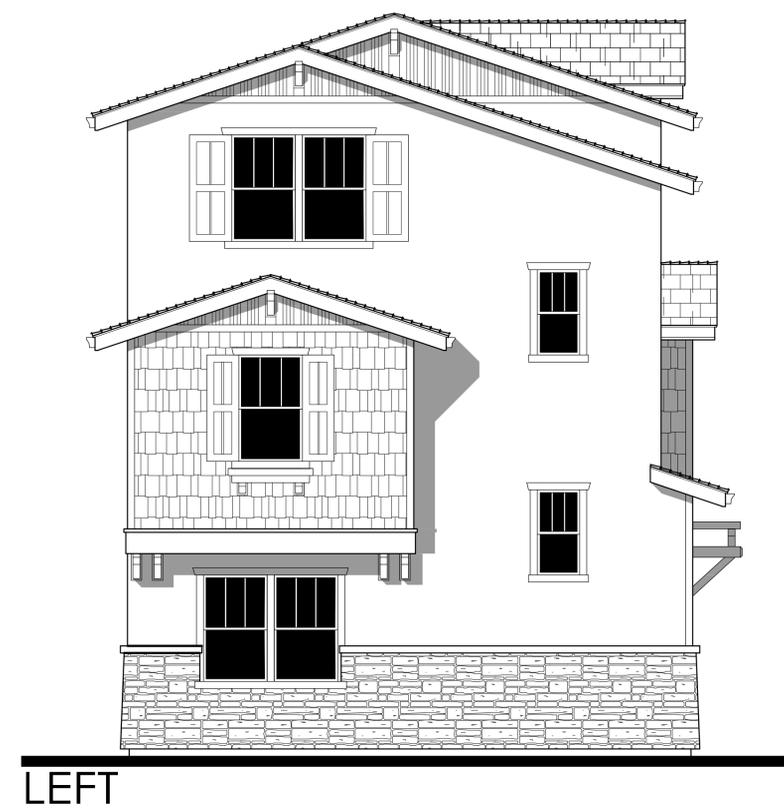
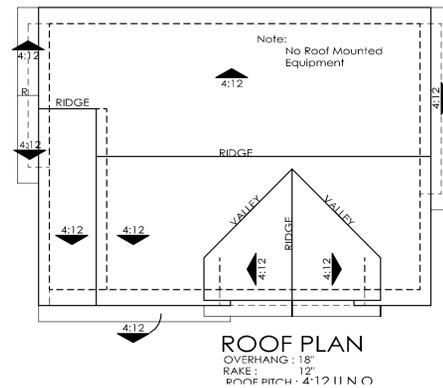
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A1.3



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Plan IC Exterior Elevations

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AI.4



ELEVATION '2C'
CRAFTSMAN



ELEVATION '2B'
COTTAGE



ELEVATION '2A'
NAPA VALLEY COTTAGE

WARD CREEK COTTAGES

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Plan 2 Elevations

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A2.C



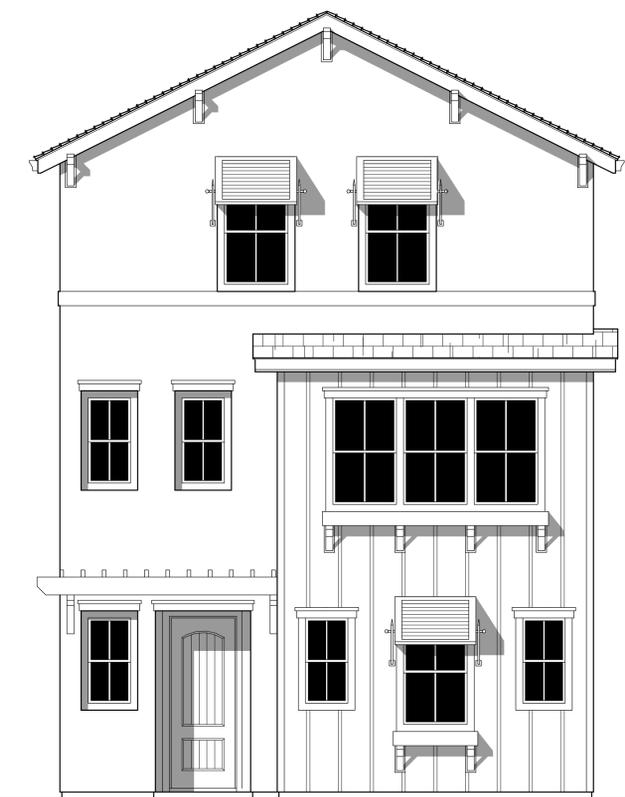
ELEVATION '2C'
CRAFTSMAN

- 2C - Craftsman
Material Legend:
- Flat Concrete Tile Roofing
 - Decorative Columns
 - Stucco Finish
 - Cementitious Siding/ Shingles
 - Stone Veneer
 - Enhanced Sills
 - 1x Stucco Finish Trim
 - Shutters



ELEVATION '2B'
COTTAGE

- 2B - Cottage
Material Legend:
- Flat Concrete Tile Roofing
 - Stucco Finish
 - Cementitious Siding/ Shingles
 - Shutters
 - Recessed Windows
 - Enhanced Sills
 - 1x Stucco Finish Trim
 - Stone Veneer



ELEVATION '2A'
NAPA VALLEY COTTAGE

- 2A - Napa Valley Cottage
Material Legend:
- Flat Concrete Tile Roofing
 - Stucco Finish
 - Board and Batt Siding
 - Hurricane Shutters
 - Decorative Kicker / Corbel
 - Enhanced Sills
 - 1x Stucco Finish Trim

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Plan 2 Elevations

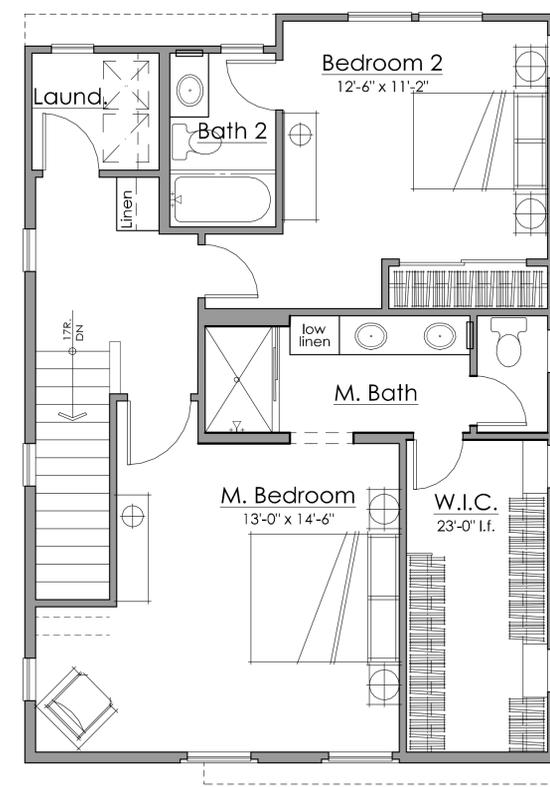
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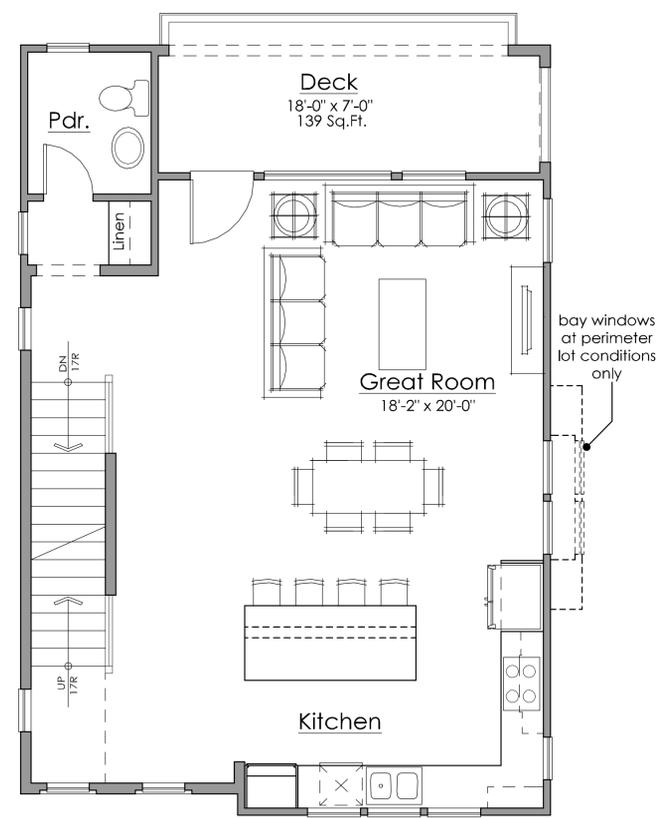
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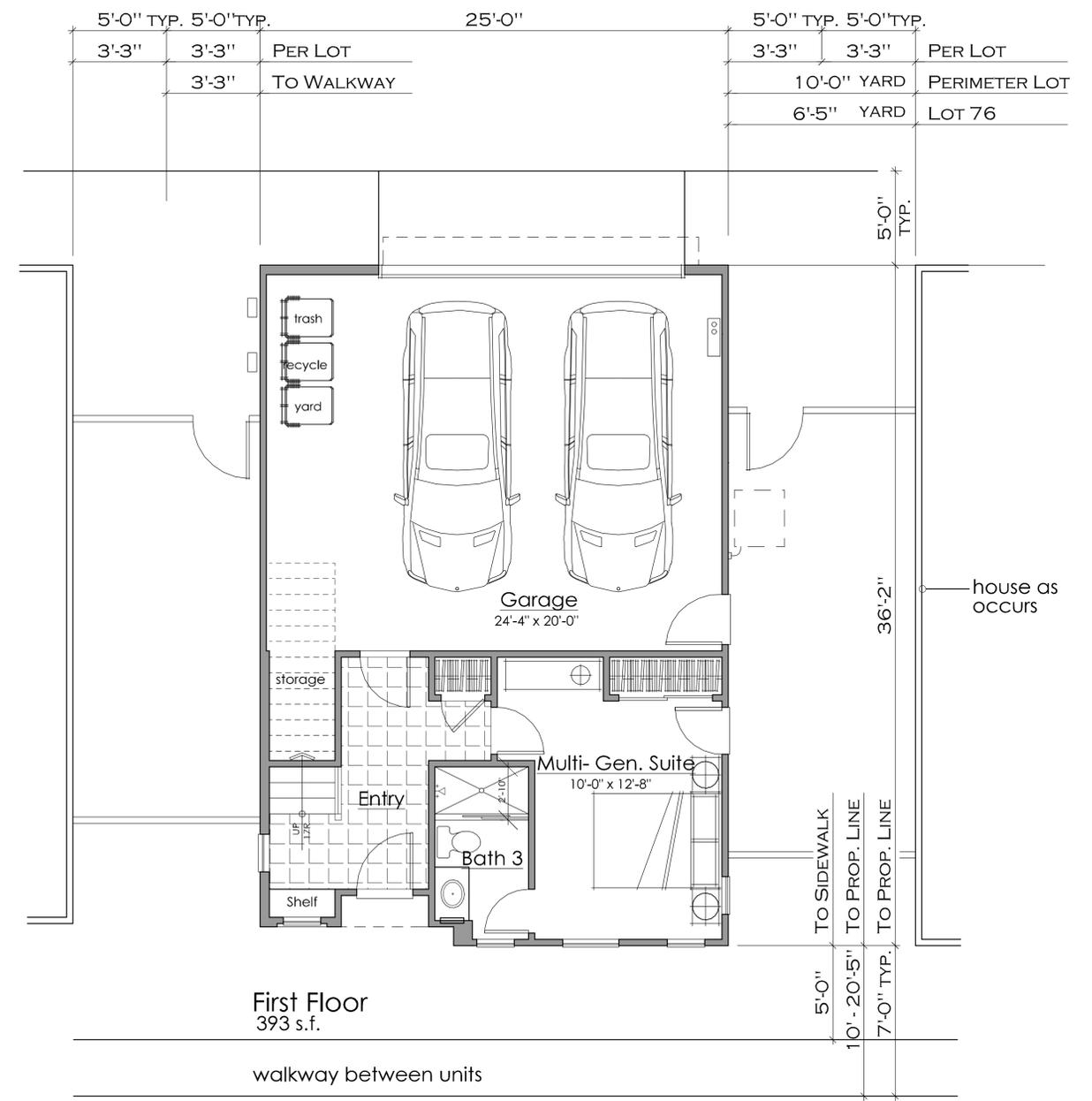
A2.0



Third Floor
811 s.f.



Second Floor
728 s.f.



First Floor
393 s.f.

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PLAN 2 - 1,932 SQ. FT.

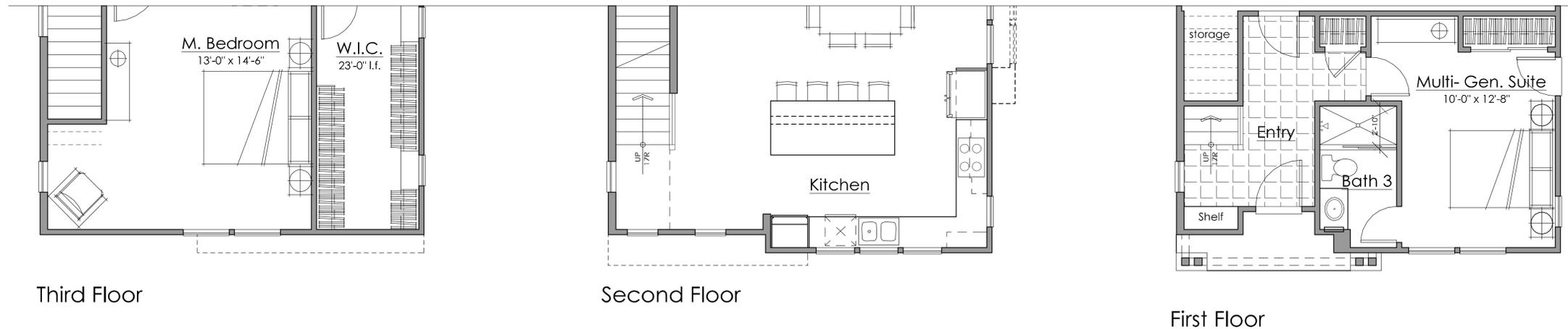
A2.1

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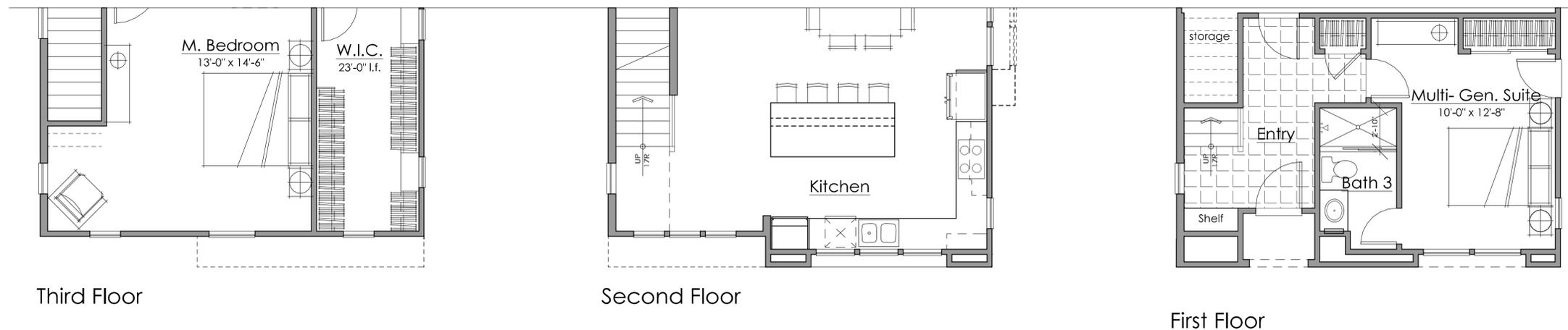
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Plan 2C Addenda



Plan 2B Addenda

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PLAN 2 - Addenda

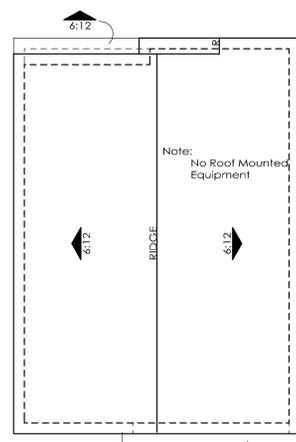
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A2.1-1



ROOF PLAN
 OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 6:12 U.N.O



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Plan 2A Exterior Elevations

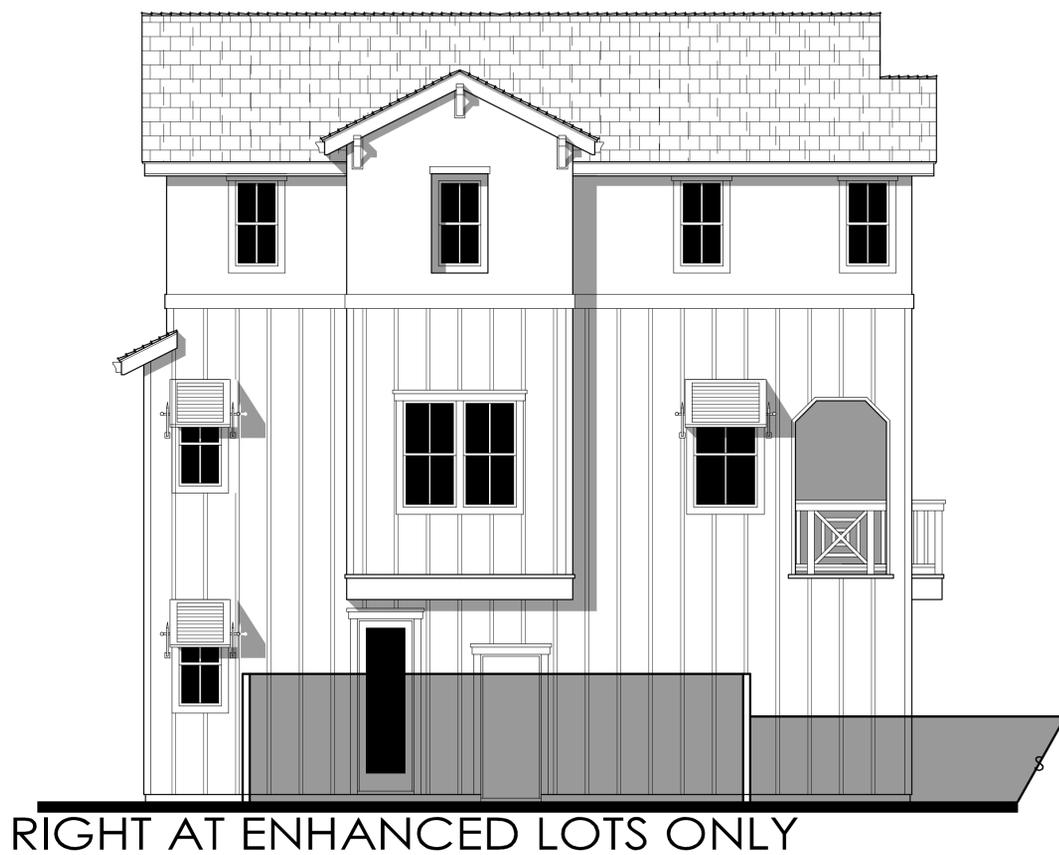
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A2.2



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Plan 2A - Enhanced Exterior Elevations

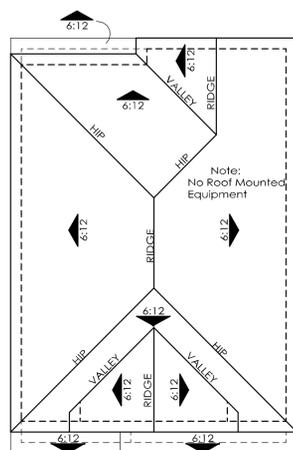
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A2.3



ROOF PLAN
 OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 6:12 U.N.O



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Plan 2B Exterior Elevations

Hayward, Ca.
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A2.4



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Plan 2B - Enhanced Exterior Elevations

Hayward, Ca.

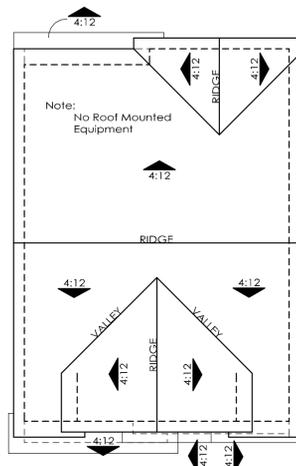
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A2.5



ROOF PLAN
 OVERHANG : 18"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O



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Plan 2C Exterior Elevations

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A2.6



RIGHT AT ENHANCED LOTS ONLY



LEFT AT ENHANCED LOTS ONLY

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Plan 2C - Enhanced Exterior Elevations

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A2.7



ELEVATION '3A'
NAPA VALLEY COTTAGE



ELEVATION '3B'
COTTAGE



ELEVATION '3C'
CRAFTSMAN

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A3.C



ELEVATION '3C'
CRAFTSMAN

- 3C - Craftsman
Material Legend:
- Flat Concrete Tile Roofing
 - Decorative Columns
 - Stucco Finish
 - Cementitious Siding/ Shingles
 - Stone Veneer
 - Enhanced Sills
 - 1x Stucco Finish Trim
 - Shutters



ELEVATION '3B'
COTTAGE

- 3B - Cottage
Material Legend:
- Flat Concrete Tile Roofing
 - Stucco Finish
 - Cementitious Siding/ Shingles
 - Shutters
 - Recessed Windows
 - Enhanced Sills
 - 1x Stucco Finish Trim
 - Stone Veneer



ELEVATION '3A'
NAPA VALLEY COTTAGE

- 3A - Napa Valley Cottage
Material Legend:
- Flat Concrete Tile Roofing
 - Stucco Finish
 - Board and Batt Siding
 - Hurricane Shutters
 - Decorative Kicker / Corbel
 - Enhanced Sills
 - 1x Stucco Finish Trim

WARD CREEK COTTAGES

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16633 Ventura Blvd, Suite 1014
Encino CA 91436

Plan 3 Elevations

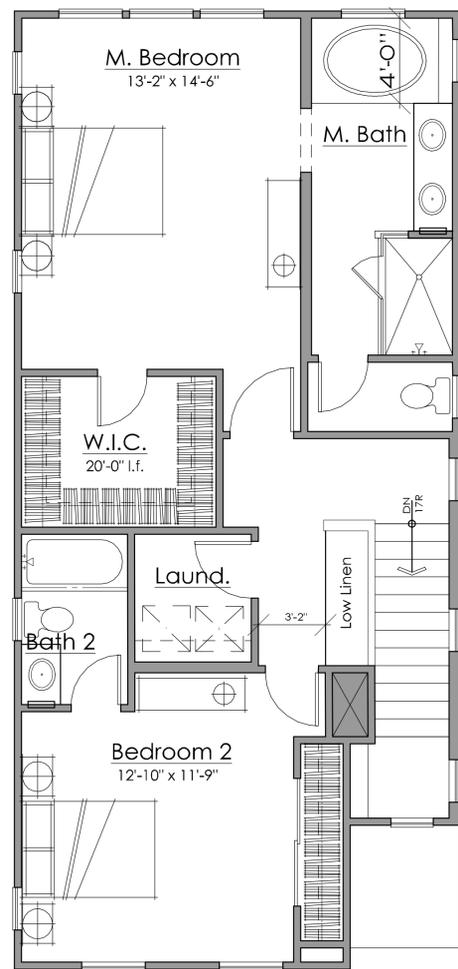
Hayward, Ca.
KTGY # 2014-0321

8.10.2015

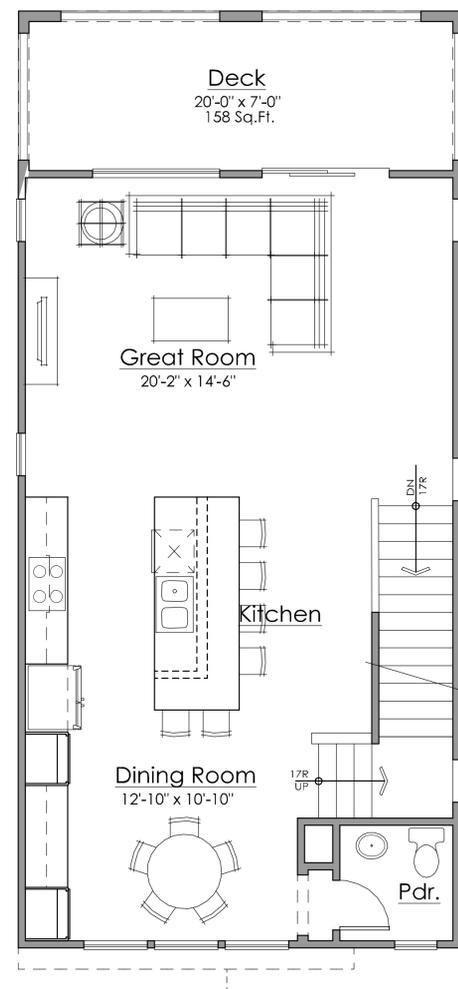
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Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510 272 2910



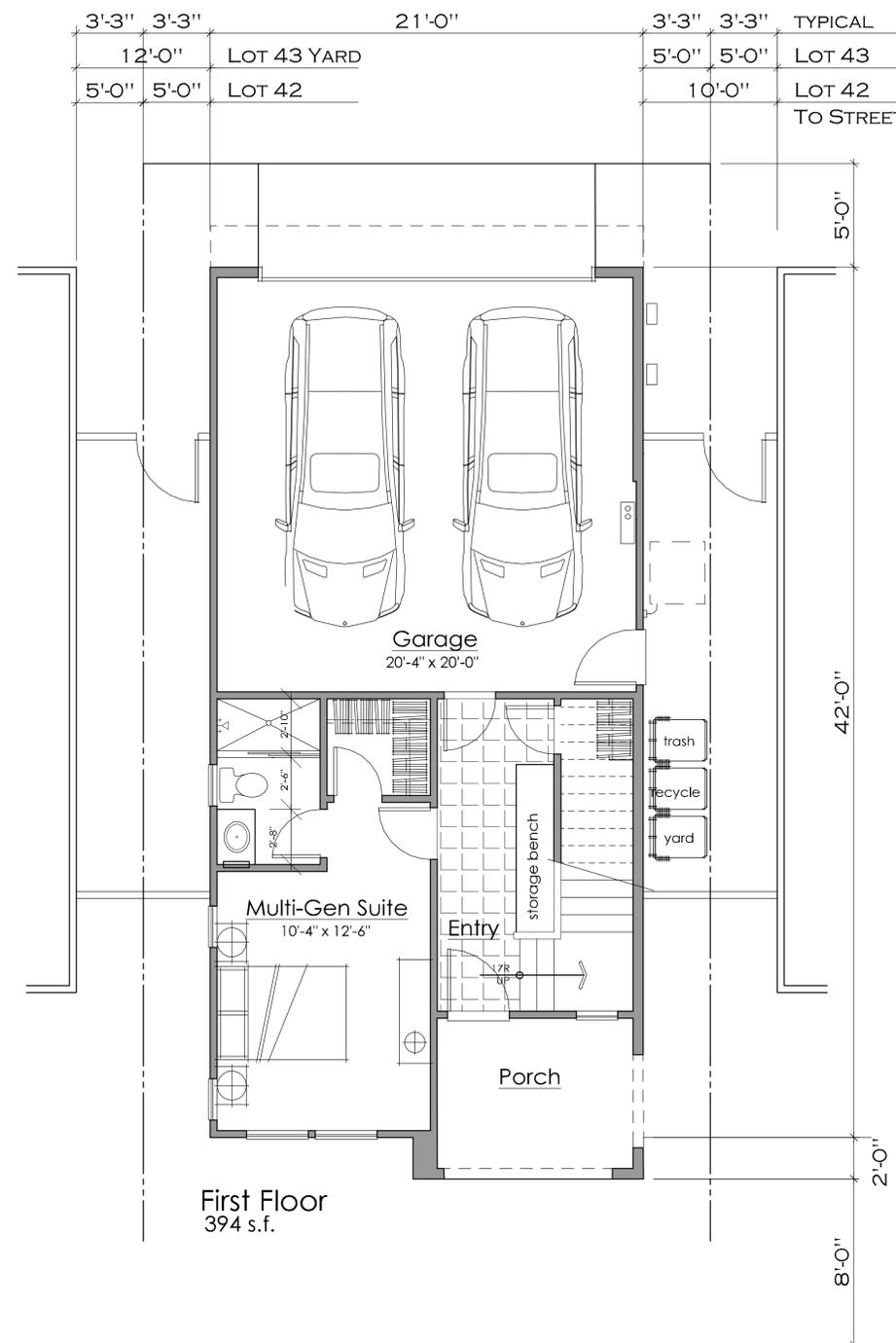
A3.0



Third Floor
847 s.f.



Second Floor
766 s.f.



First Floor
394 s.f.

WARD CREEK COTTAGES

AMG & Associates. LLC

16633 Ventura Blvd, Suite 1014
Encino CA 91436

PLAN 3 - 2,007 SQ. FT.

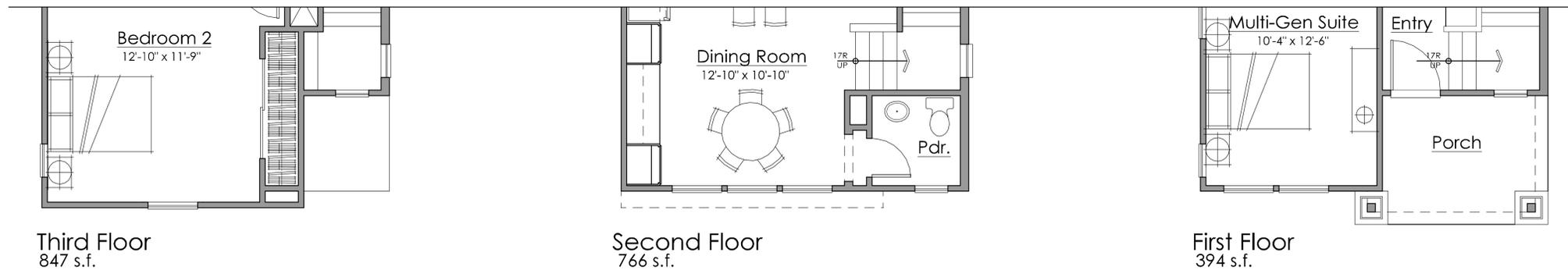
Hayward, Ca.
KTGY # 2014-0321

8.10.2015

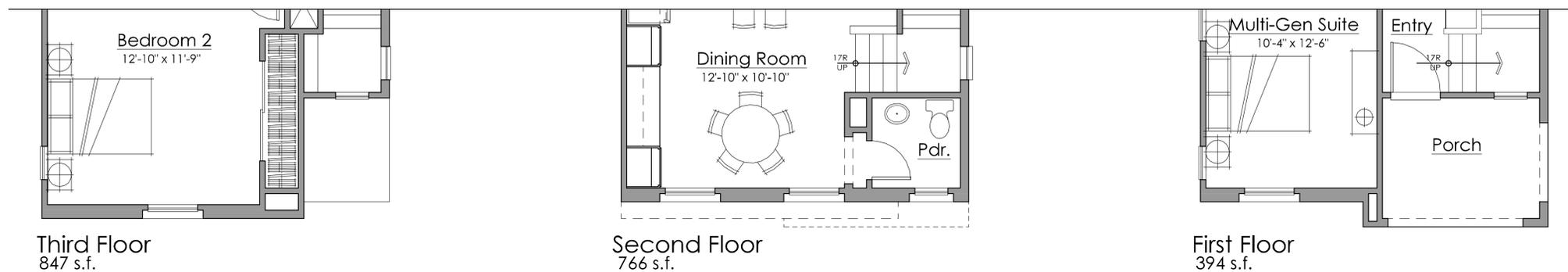
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Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510 272 2910



A3.1



Plan 3C Addenda



Plan 3B Addenda

WARD CREEK COTTAGES

AMG & Associates. LLC
 16633 Ventura Blvd, Suite 1014
 Encino CA 91436

PLAN 3 - Addenda

Hayward, Ca.
 KTG # 2014-0321

8.10.2015

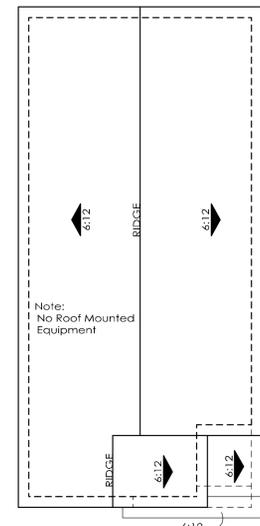
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 Oakland, California 94607
 ktgy.com
 510 272 2910



A3.1-1



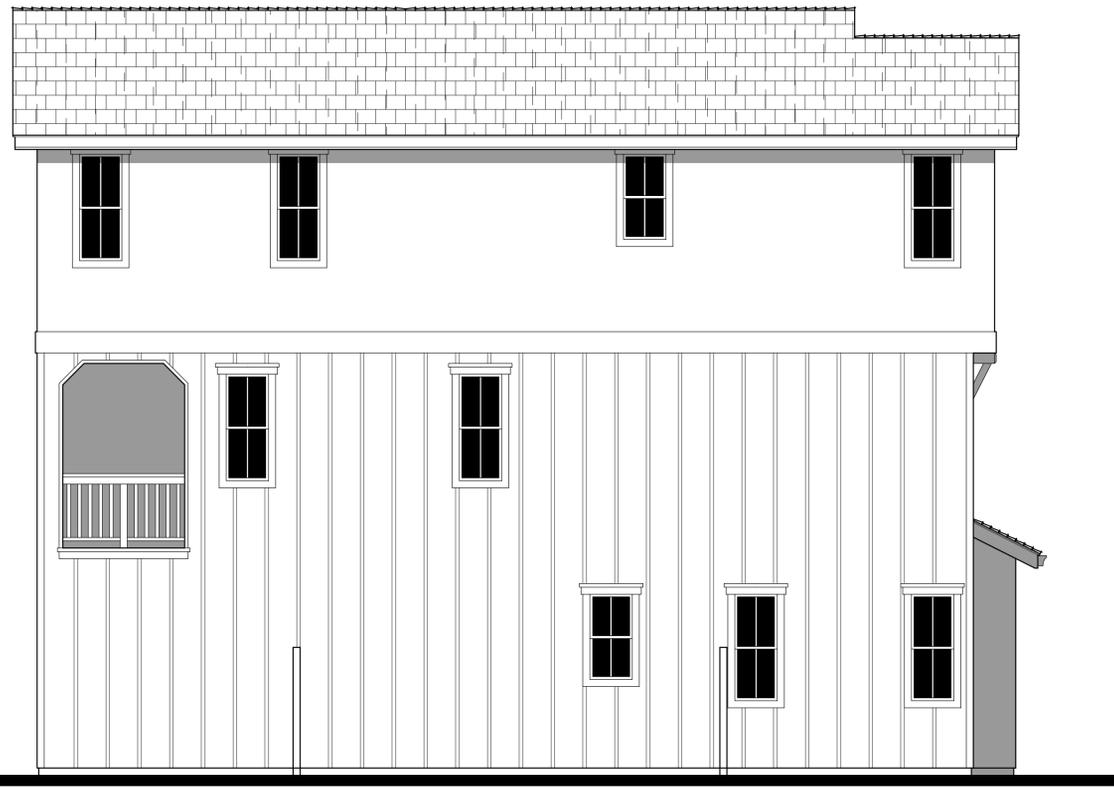
REAR



ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O



RIGHT



LEFT

WARD CREEK COTTAGES

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 16633 Ventura Blvd, Suite 1014
 Encino CA 91436

Plan 3A Exterior Elevations

Hayward, Ca.
 KTG # 2014-0321

8.10.2015

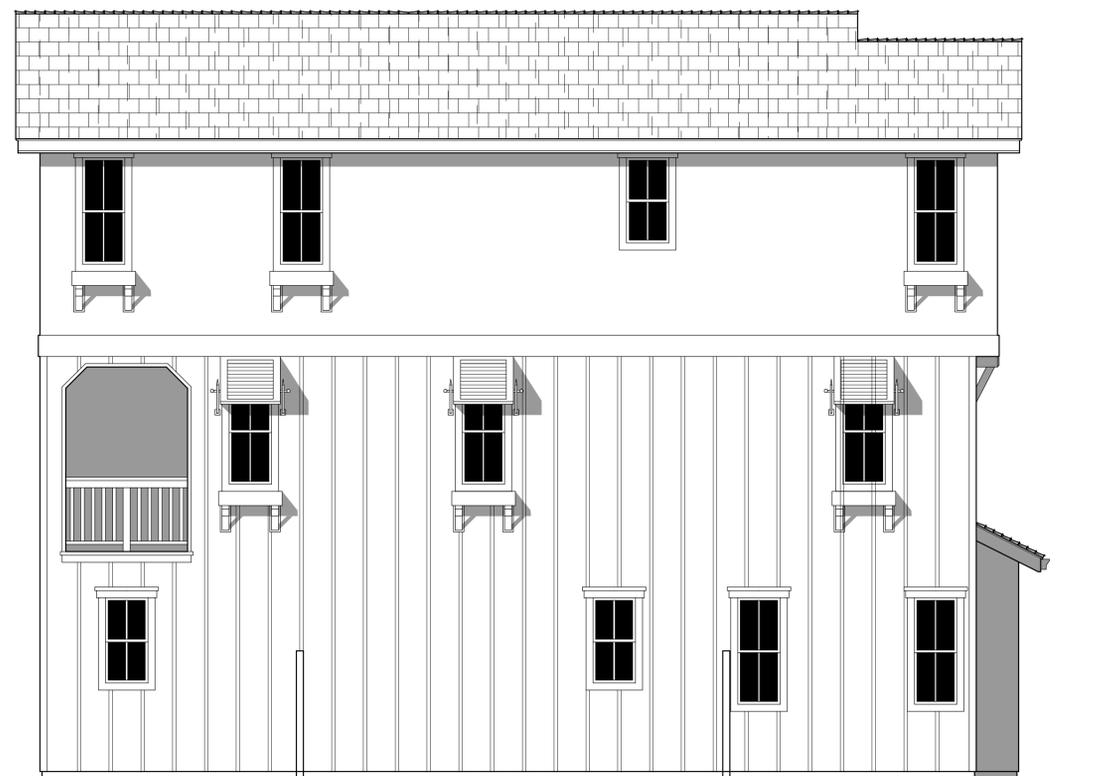
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 Architecture+Planning
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 Oakland, California 94607
 ktgy.com
 510 272 2910



A3.2



RIGHT AT ENHANCED LOTS ONLY



LEFT AT ENHANCED LOTS ONLY

WARD CREEK COTTAGES

AMG & Associates. LLC

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Encino CA 91436

Plan 3A - Enhanced Exterior Elevations

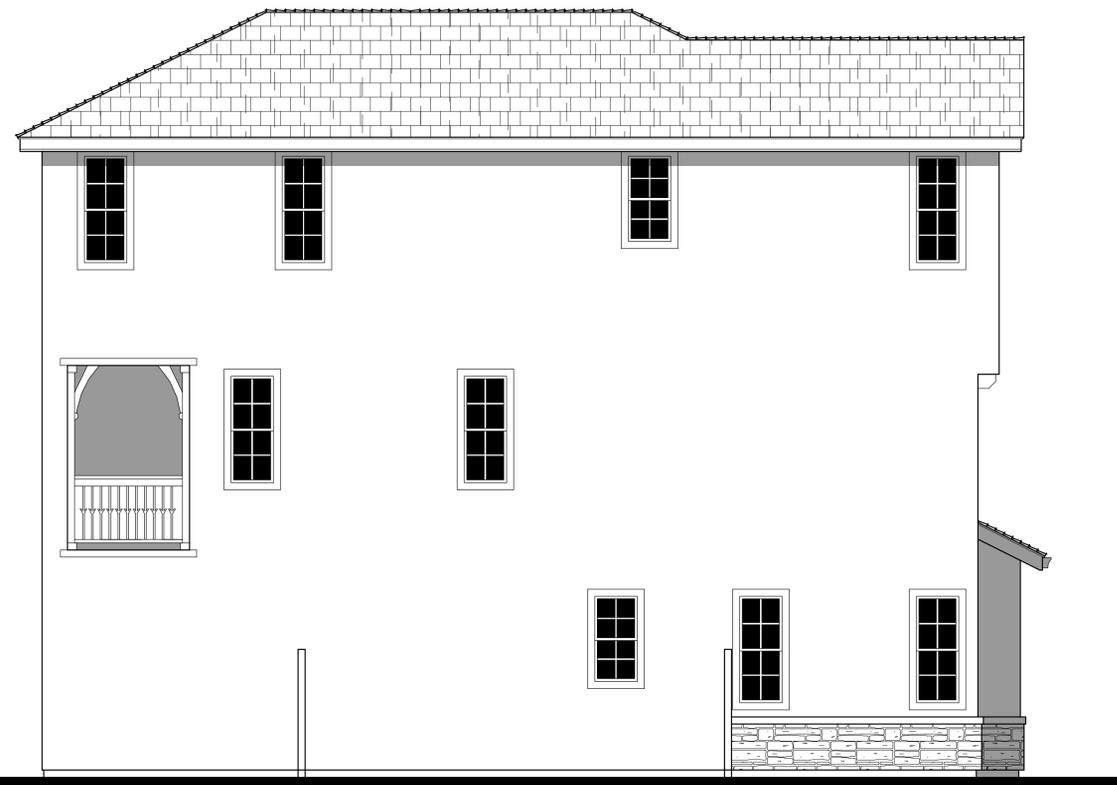
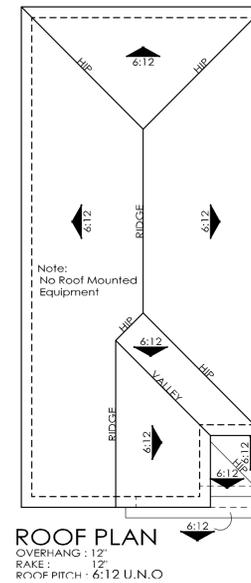
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KTGY # 2014-0321

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510 272 2910



A3.3



WARD CREEK COTTAGES

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Encino CA 91436

Plan 3B Exterior Elevations

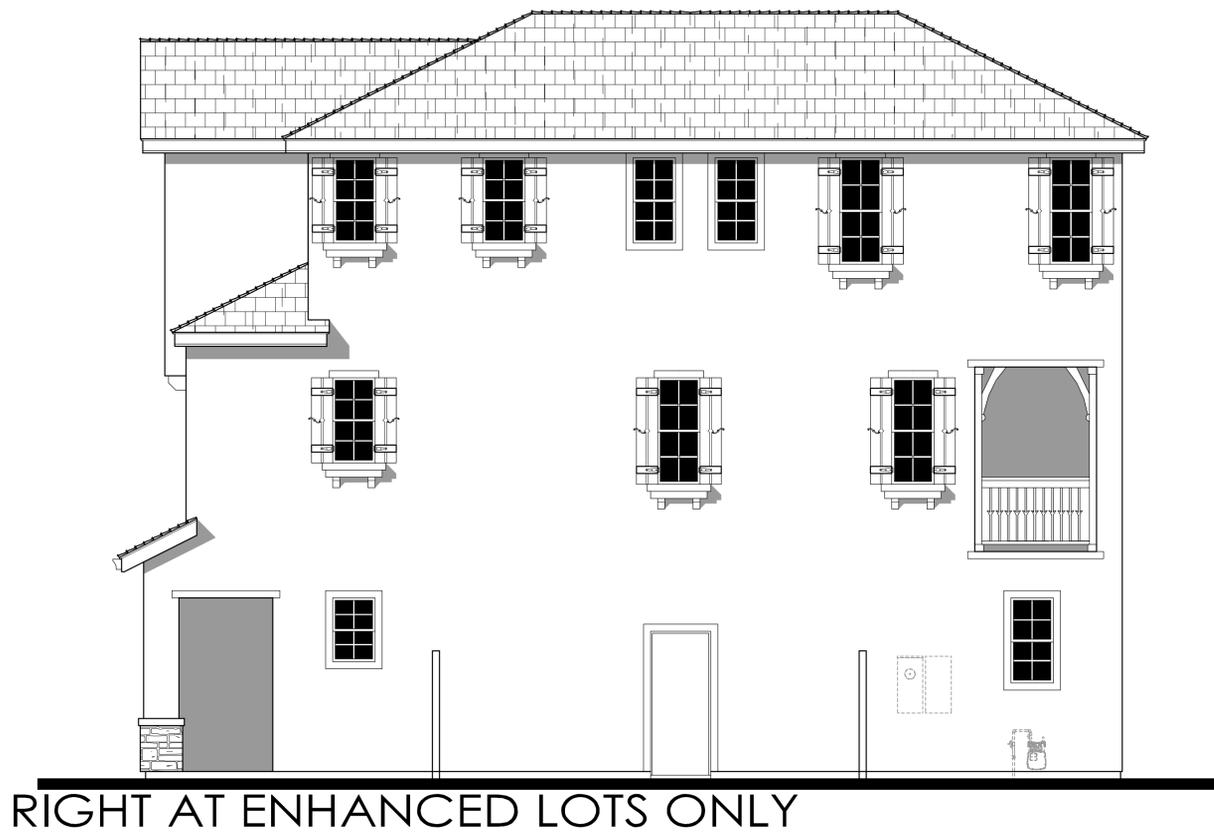
Hayward, Ca.
KTGY # 2014-0321

8.10.2015

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510 272 2910



A3.4



WARD CREEK COTTAGES

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 16633 Ventura Blvd, Suite 1014
 Encino CA 91436

Plan 3B - Enhanced Exterior Elevations

Hayward, Ca.
 KTYG # 2014-0321

8.10.2015

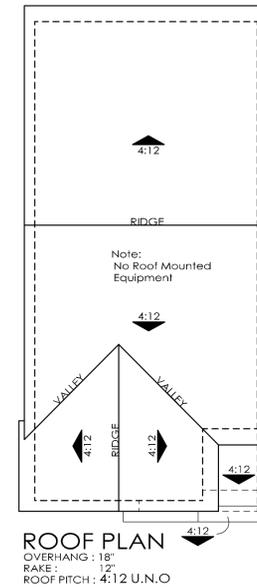
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 Architecture+Planning
 580 Second Street, Suite 200
 Oakland, California 94607
 ktgy.com
 510 272 2910



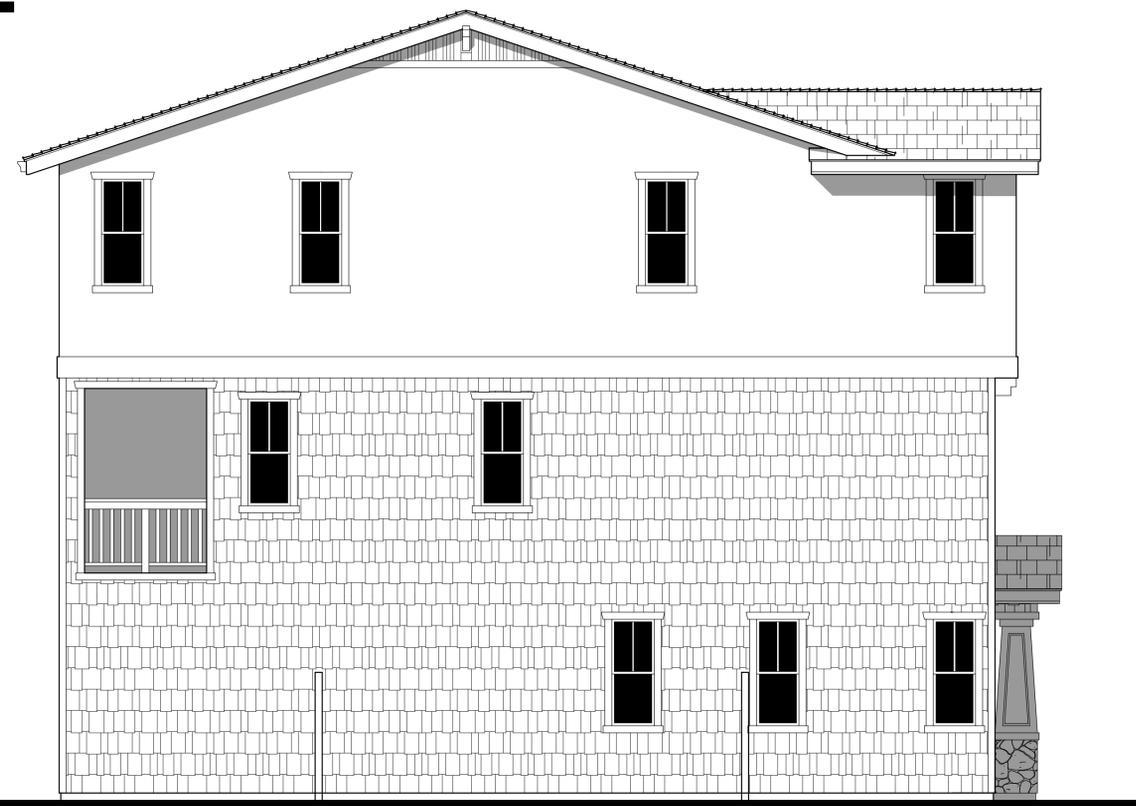
A3.5



REAR



RIGHT



LEFT

WARD CREEK COTTAGES

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 Encino CA 91436

Plan 3C Exterior Elevations

Hayward, Ca.
 KTG # 2014-0321

8.10.2015

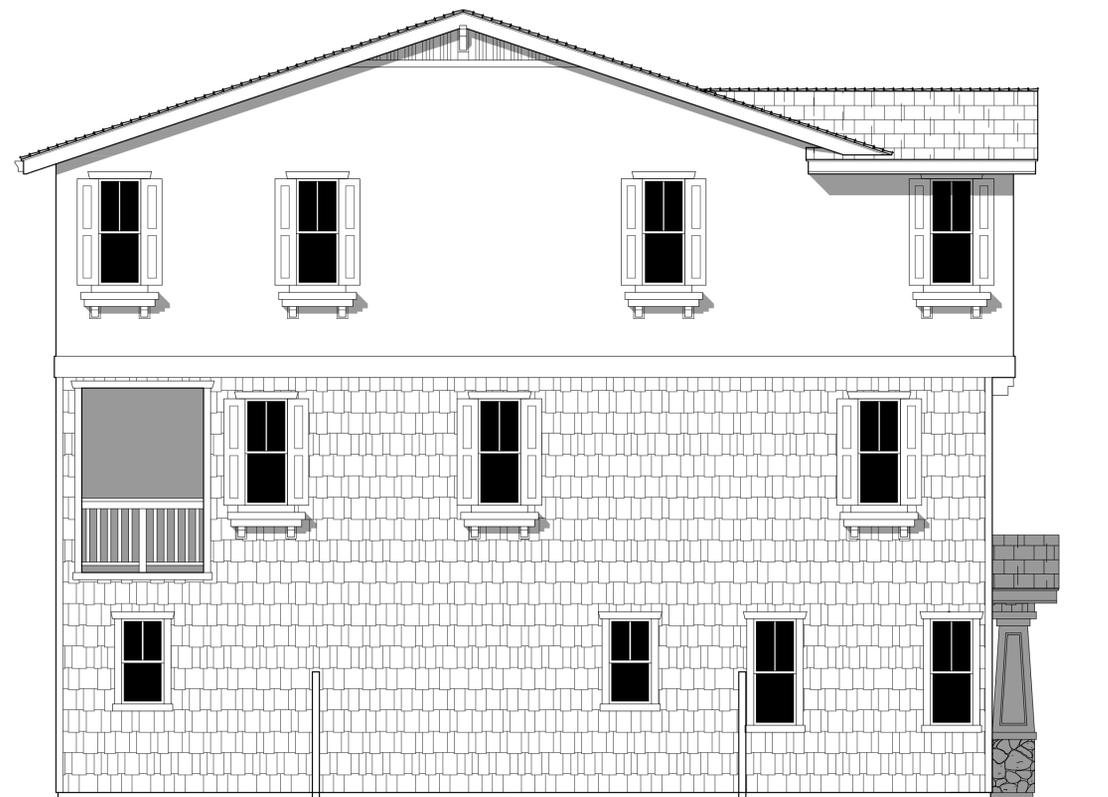
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 Architecture+Planning
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 Oakland, California 94607
 ktgy.com
 510 272 2910



A3.6



RIGHT AT ENHANCED LOTS ONLY



LEFT AT ENHANCED LOTS ONLY

WARD CREEK COTTAGES

AMG & Associates. LLC

16633 Ventura Blvd, Suite 1014
Encino CA 91436

Plan 3C - Enhanced Exterior Elevations

Hayward, Ca.

KTGY # 2014-0321

8.10.2015

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Architecture+Planning
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Oakland, California 94607
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510 272 2910



A3.7



ELEVATION '4A' - NAPA VALLEY COTTAGE



ELEVATION '4B' - COTTAGE



ELEVATION '4C' - CRAFTSMAN

WARD CREEK COTTAGES

AMG & Associates. LLC
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Encino CA 91436

Plan 4 Elevations

Hayward, Ca.
KTGY # 2014-0321

8.10.2015

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Architecture+Planning
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Oakland, California 94607
ktgy.com
510 272 2910



A4.C



ELEVATION '4B' - COTTAGE

- 4B - Cottage
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Siding/ Shingles
 Shutters
 Decorative Corbels
 Recessed Windows
 Enhanced Sills
 1x Stucco Finish Trim
 Stone Veneer



ELEVATION '4A' - NAPA VALLEY COTTAGE

- 4A - Napa Valley Cottage
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Board and Batt Siding
 Hurricane Shutters
 Decorative Kicker / Corbel
 Enhanced Sills
 1x Stucco Finish Trim



ELEVATION '4C' - CRAFTSMAN

- 4C - Craftsman
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Siding/ Shingles
 Stone Veneer
 Enhanced Sills
 1x Stucco Finish Trim
 Shutters

WARD CREEK COTTAGES

AMG & Associates. LLC
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Plan 4 Elevations

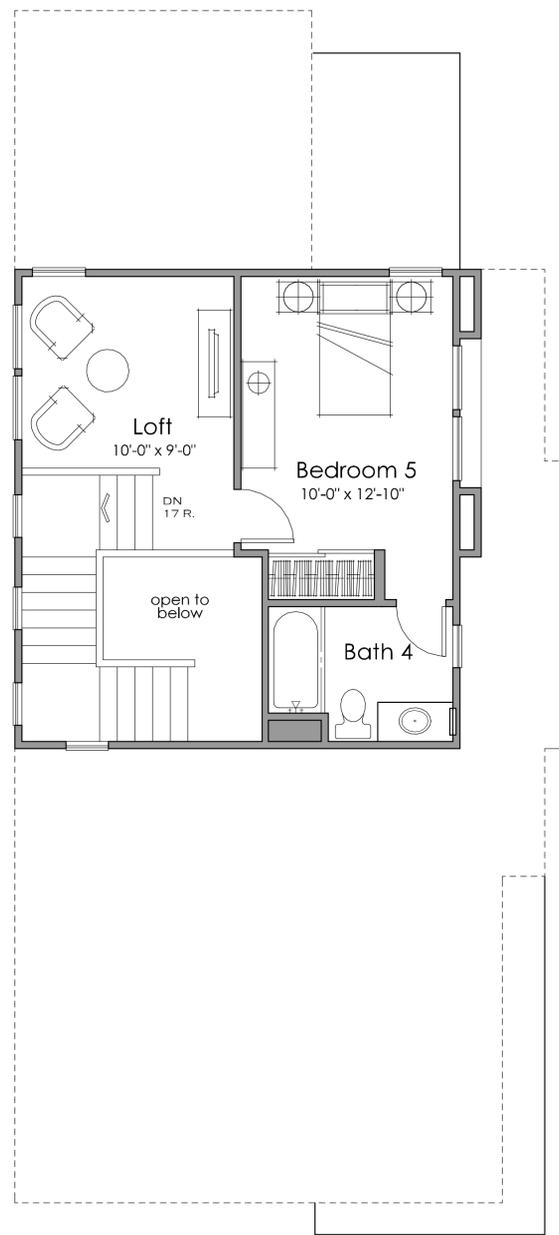
Hayward, Ca.
 KTG # 2014-0321

8.10.2015

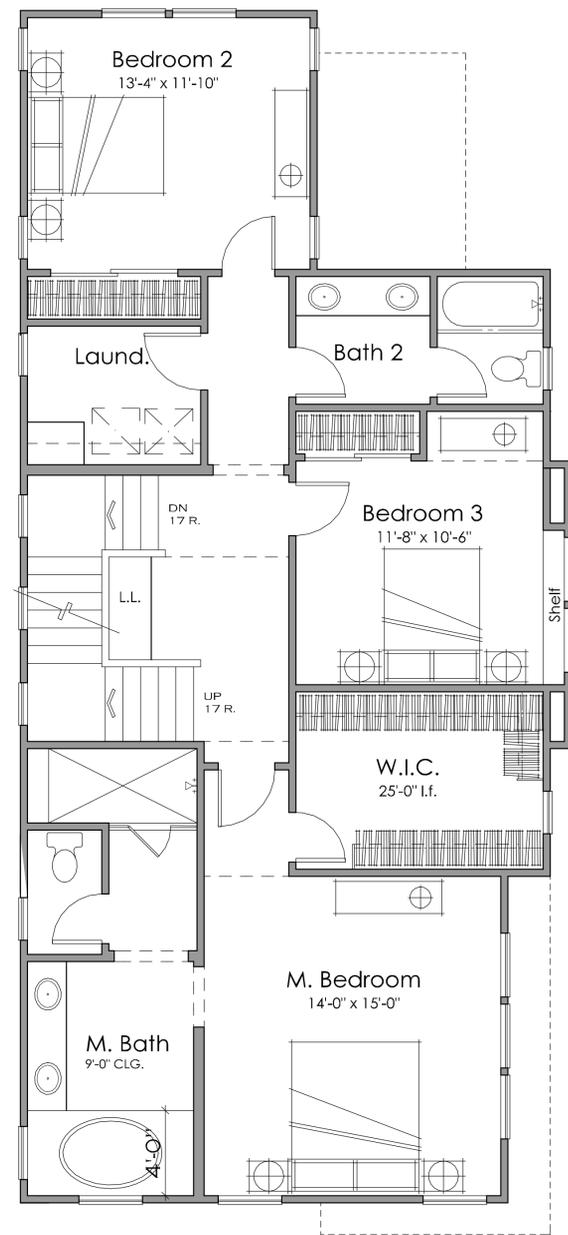
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 510 272 2910



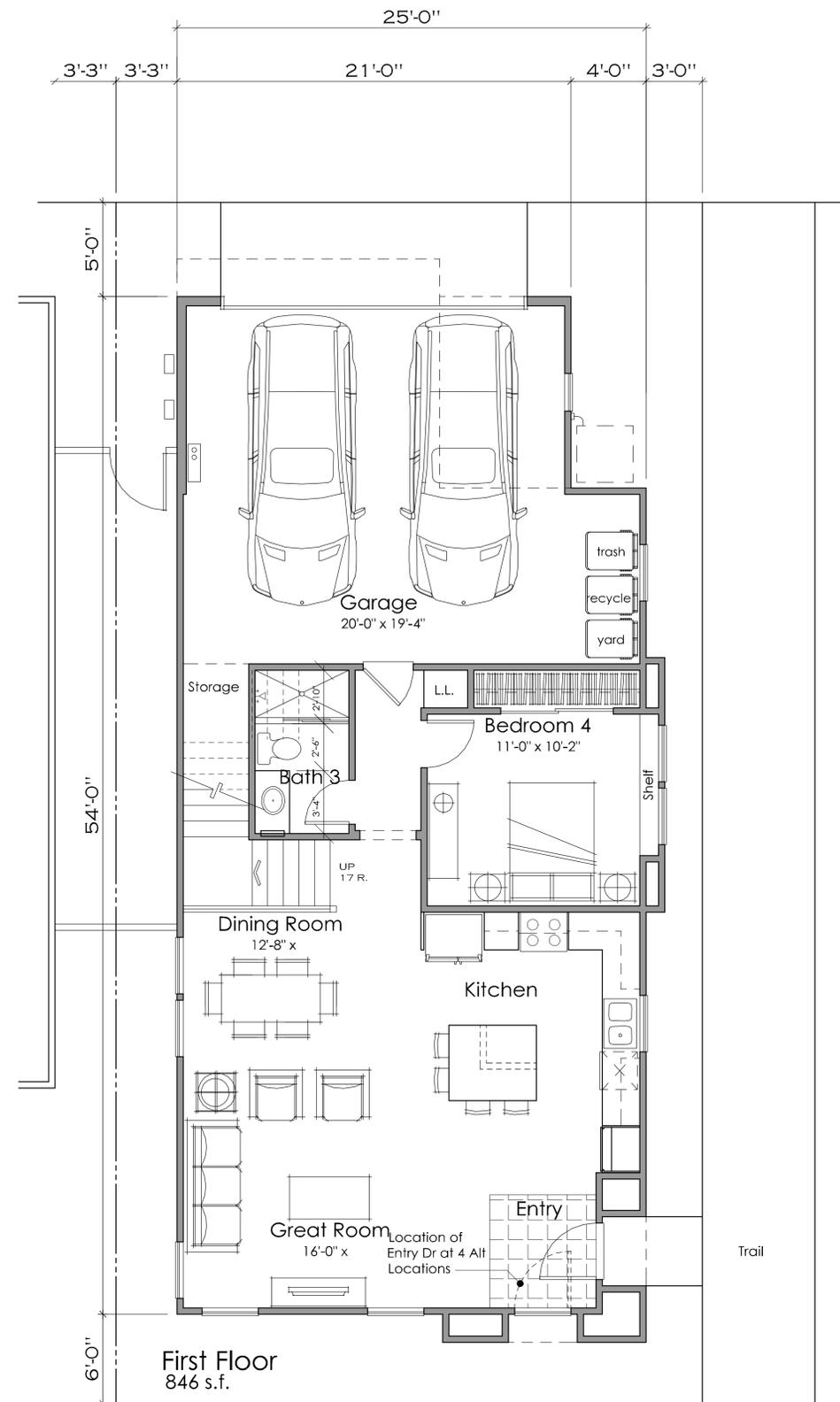
A4.0



Third Floor
422 s.f.



Second Floor
1163 s.f.



First Floor
846 s.f.

WARD CREEK COTTAGES

AMG & Associates. LLC

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Encino CA 91436

PLAN 4 - 2,431 SQ. FT.

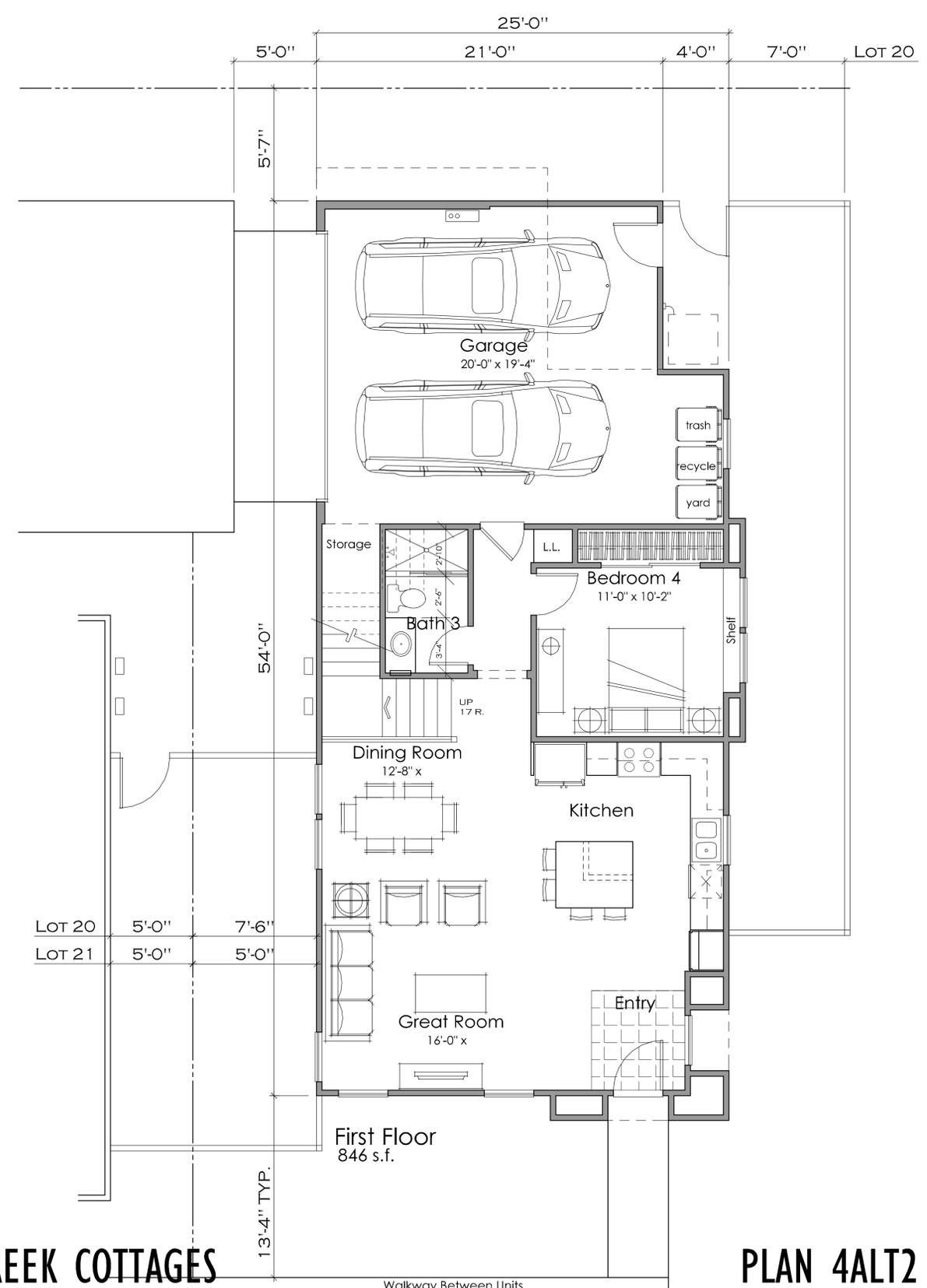
Hayward, Ca.
KTGY # 2014-0321

8.10.2015

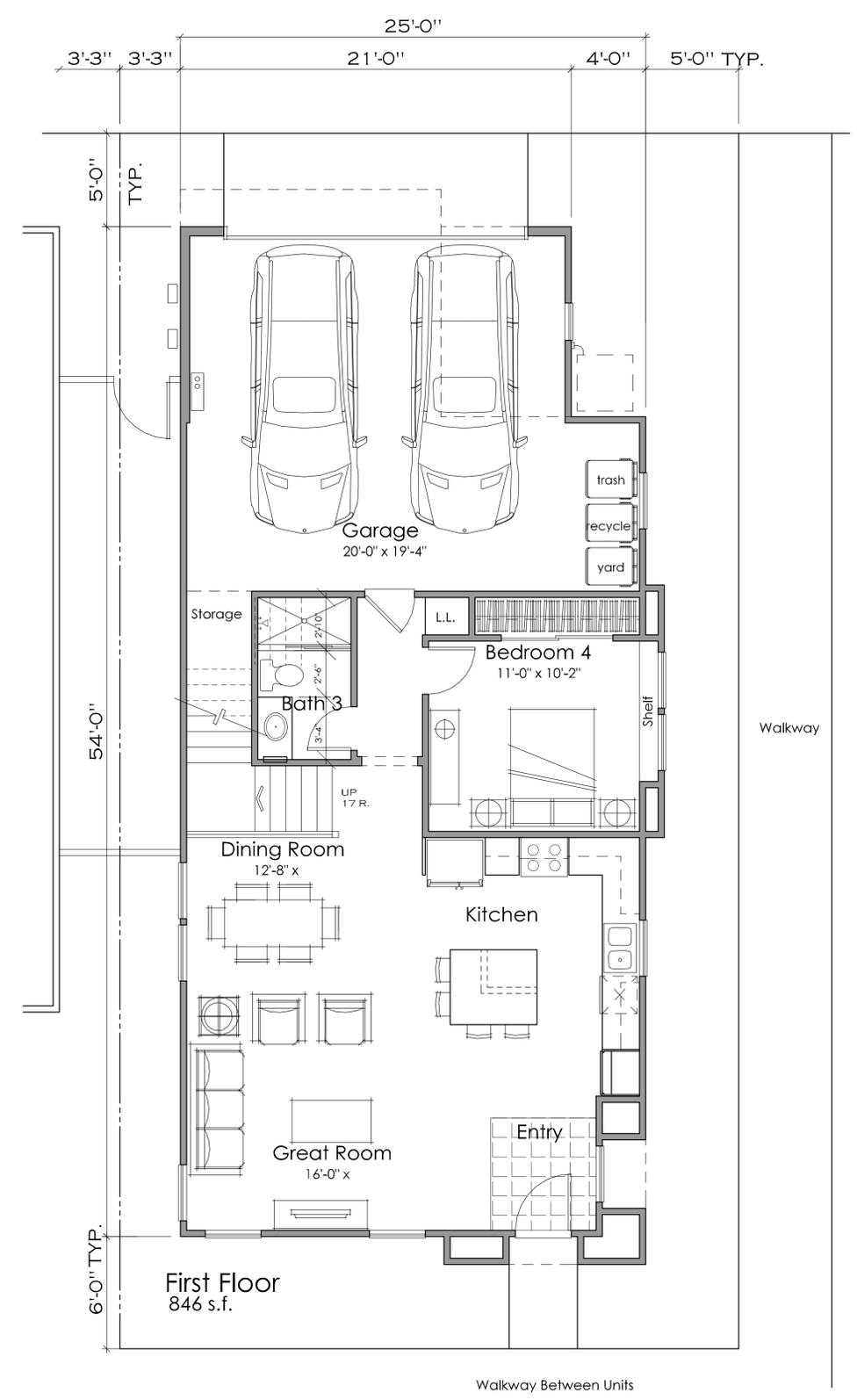
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A4.1



PLAN 4ALT2



PLAN 4ALT1

WARD CREEK COTTAGES

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Encino CA 91436

Hayward, Ca.
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8.10.2015

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Oakland, California 94607
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A4.1.1



Third Floor
422 s.f.

Second Floor
1163 s.f.

First Floor
846 s.f.

WARD CREEK COTTAGES

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PLAN 4B - Addenda

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8.10.2015

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Oakland, California 94607
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A4.1-1



Third Floor
422 s.f.

Second Floor
1163 s.f.

First Floor
846 s.f.

WARD CREEK COTTAGES

AMG & Associates. LLC

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Encino CA 91436

PLAN 4C - Addenda

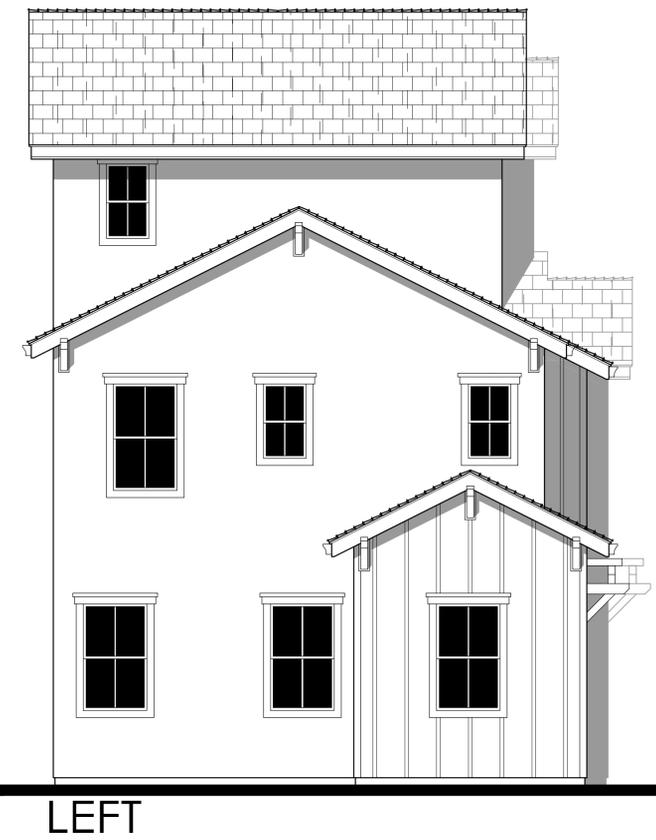
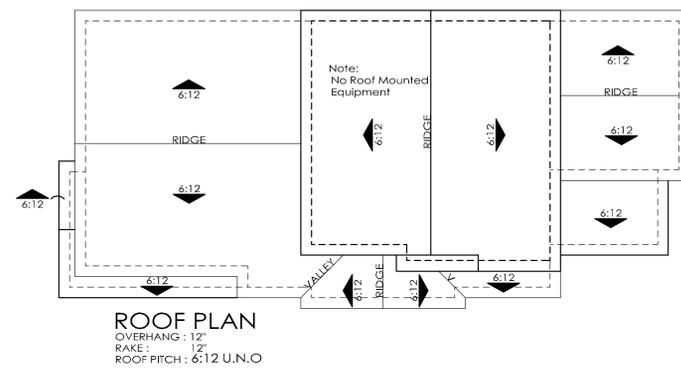
Hayward, Ca.
KTGY # 2014-0321

8.10.2015

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Oakland, California 94607
ktgy.com
510 272 2910



A4.1-2



WARD CREEK COTTAGES

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 16633 Ventura Blvd, Suite 1014
 Encino CA 91436

Plan 4A Exterior Elevations

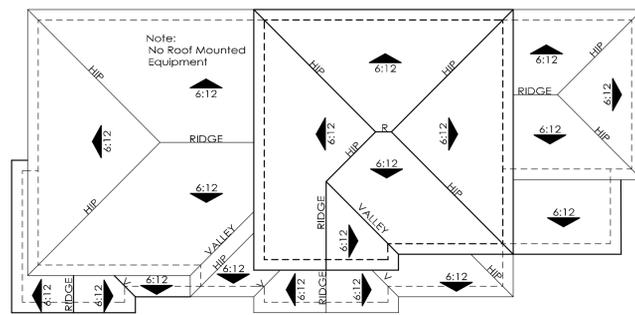
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 KTG # 2014-0321

8.10.2015

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 Oakland, California 94607
 ktgy.com
 510 272 2910



A4.2



ROOF PLAN
 OVERHANG: 12"
 RAKE: 12"
 ROOF PITCH: 6:12 U.N.O



WARD CREEK COTTAGES

AMG & Associates. LLC
 16633 Ventura Blvd, Suite 1014
 Encino CA 91436

Plan 4B Exterior Elevations

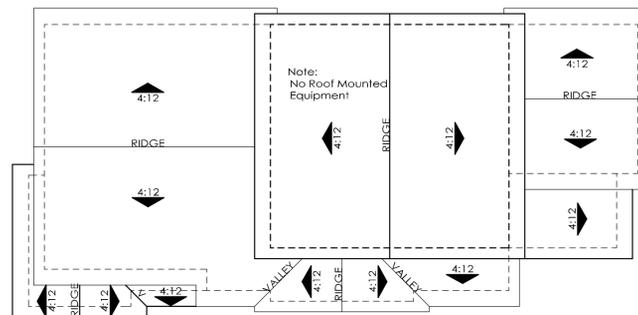
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8.10.2015

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A4.3



ROOF PLAN
 OVERHANG: 18"
 RAKE: 12"
 ROOF PITCH: 4:12 U.N.O



WARD CREEK COTTAGES

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 Encino CA 91436

Plan 4C Exterior Elevations

Hayward, Ca.
 KTG # 2014-0321

8.10.2015

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 Oakland, California 94607
 ktgy.com
 510 272 2910



A4.4

Napa Valley Cottage Elevations

	1	2	3
Roof Tile: Flate Slate			
Stucco Body	4697 SLATE RANGE	SCB 8826 AUGUSTA BLEND	SCB 8805 SEATTLE BLEND
Siding	KMW 48-1 WHIPPED CREAM	KMW 31-1 FRANKLY EARNEST	KM4947-1 SUBTLE SHADOW
Fascia/ Eaves/ Trim / Garage Doors	KMW 48-1 WHIPPED CREAM	KM 4726-1 ZEN ESSENCE	178 PLYMOUTH GRAY
Front Doors/ Shutters	KMW 43-1 WHITEST WHITE	23 SWISS COFFEE	46 ACOUSTIC WHITE
Wrt. Iron / Decorative Metal	KMA 91-5 BLACK ICE	KM 5699-5 TAMARIND TART	KM5718-3 WAVES OF GRAIN
Brick Veneer			
	Bracciano RomaBrick	Castello RomaBrick	Hartford Brick

Craftsman Elevations

	4	5	6	7
Roof Tile: Flat Shake				
Stucco Body	5678 LIGHT BROWN RANGE	5687 GRAY BROWN RANGE	5671 VILLAGE BLEND	SCP 8804 HERSHEY
Shingles	HLS4279-2 BRITISH KHAKI	KM4788-1 EVENING DOVE	KM3811-1 RAIDER NATION	171 SAND PEBBLE
Horizontal Siding/ Gable Siding/ Gable Shingles	KM5719-3 CORKBOARD	KM5755-5 LA GRANGE	KM3814-3 FRENCH QUARTER	KM4056-5 WESTERN PURSUIT
Fascia/ Eaves/ Outlookers/ Trim Posts/Columns / Wood Railing / Garage Doors	KM5704-2 BLUFF STONE	KM4715-3 TAN OAK	KM3918-2 FRENCH CLAY	KM4023-3 DIG IT
Front Doors/ Shutters	KM3950-3 ROCKVALE	HLS4278-5 NOTTINGHAM FOREST	KM3954-1 SIERRA SNOW	26 OYSTER
Stone Veneer - Standard Joints				
	Montecito Cliffstone	Mesa Verde Mtn Ledgestone	Montecito Cliffstone	Sequoia Rustic Ledgestone

Cottage Elevations

	8	9	10	11
Roof Tile: Flate Shake				
Stucco Body	5687 GRAY BROWN RANGE	5686 PEWTER	5594 CHARCOAL	5678 LIGHT BROWN RANGE
Fascia/ Eaves/ Gable Siding/ Insets/ Wood Details/ Garage Doors	KM4598-1 MEXICAN SAND DOLLAR	KM4843-1 INFUSION	KM4929-2 WARM GRAY FLANNEL	KM5250-1 MORNING WHEAT
Front Door/ Shutters	HLS4292-2 MERCER CHARCOAL	KMW6-1 LILY WHITE	36 NAVAJO WHITE	KM4707-3 HIDDEN COTTAGE
Wrt. Iron / Decorative Metal	KM5745-2 NATIVE FLORA	KMA49-5 FRUIT YARD	KM4721-5 AMAZON GREEN	KM4840-3 AVENTURINE
Stone Veneer - Standard Joints				
	Dark Rundle Stacked Stone	Santa Barbara Ashlar	Falling Spring Rough Cut	Country Side Cypress Ridge

Manufacturers
 Paint: Kelly-Moore
 Stone Veneer: El Dorado
 Brick Veneer: El Dorado
 Roofing: Eagle Tile

WARD CREEK COTTAGES

AMG & Associates. LLC
 16633 Ventura Blvd, Suite 1014
 Encino, CA 91436

COLOR & MATERIALS BOARD

Hayward, Ca.
 KTG # 2014-0321

06.15.2015

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 580 Second St., Suite 20C
 Oakland, CA 94607
 510.272.2910
 ktgy.com

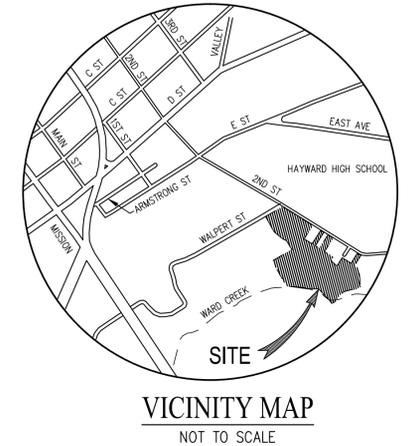


A5.C

WARD CREEK COTTAGES

VESTING TENTATIVE MAP, TRACT 8233

WALPERT & 2ND STREETS
HAYWARD, CALIFORNIA



PROJECT TEAM :

DEVELOPER

AMG & ASSOCIATES LLC
ALEXIS GEVORGIAN
16633 VENTURA BLVD. - SUITE 1014
ENCINO, CA. 91436
(818) 380-2600, ext. 14

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
GREG MILLER
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322

ARCHITECT

KTGY ARCHITECTURE + PLANNING
JILL WILLIAMS
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
(510) 272-2910

LANDSCAPE ARCHITECT

GOLDEN ASSOCIATES
LESLIE GOLDEN
4400 MARKET STREET
OAKLAND, CA 94608
(510) 465-4030

SOILS ENGINEER

PRA GROUP
1041 HOOK AVENUE
PLEASANT HILL, CA 94523
(925) 938-2801



SHEET INDEX:

T1 TITLE SHEET

CIVIL PLANS:

- TM-1 PLANNED DEVELOPMENT - SITE PLAN
- TM-2 EXISTING CONDITIONS
- TM-3 PRELIMINARY LOTTING PLAN
- TM-4 PRELIMINARY GRADING PLAN
- TM-5 PRELIMINARY UTILITY PLAN
- TM-6 PRELIMINARY STORMWATER MANAGEMENT PLAN
- TM-7 FIRE ACCESS AND SERVICE PLAN
- TM-8 GRADING CROSS SECTIONS

ARCHITECTURAL PLANS :

- A0.2 OPEN SPACE EXHIBIT
- A1.0 PLAN 1 ELEVATIONS
- A1.1 PLAN 1 PLANS
- A2.0 PLAN 2 ELEVATIONS
- A2.1 PLAN 2 PLANS
- A3.0 PLAN 3 ELEVATIONS
- A3.1 PLAN 3 ELEVATIONS
- A3.2 PLAN 3 PLANS
- A4.0 PLAN 4 ELEVATIONS
- A4.1 PLAN 4 PLANS

LANDSCAPE PLANS :

- L1.0 TREE MITIGATION PLAN
- L1.1 TREE MITIGATION PLAN
- L1.2 TREE MITIGATION PLAN
- L2.0 PRELIMINARY PAVING & MATERIALS PLAN
- L2.1 PRELIMINARY MATERIALS - PHOTOS AND DETAILS
- L2.2 PRELIMINARY MATERIALS - PHOTOS AND DETAILS
- L3.0 PRELIMINARY PLANTING PLAN
- L3.1 PRELIMINARY HYDROZONE PLAN
- L3.2 PRELIMINARY PLANTING INSPIRATION
- L3.3 PRELIMINARY PLANTING MATERIALS
- L3.4 PRELIMINARY PLANTING MATERIALS

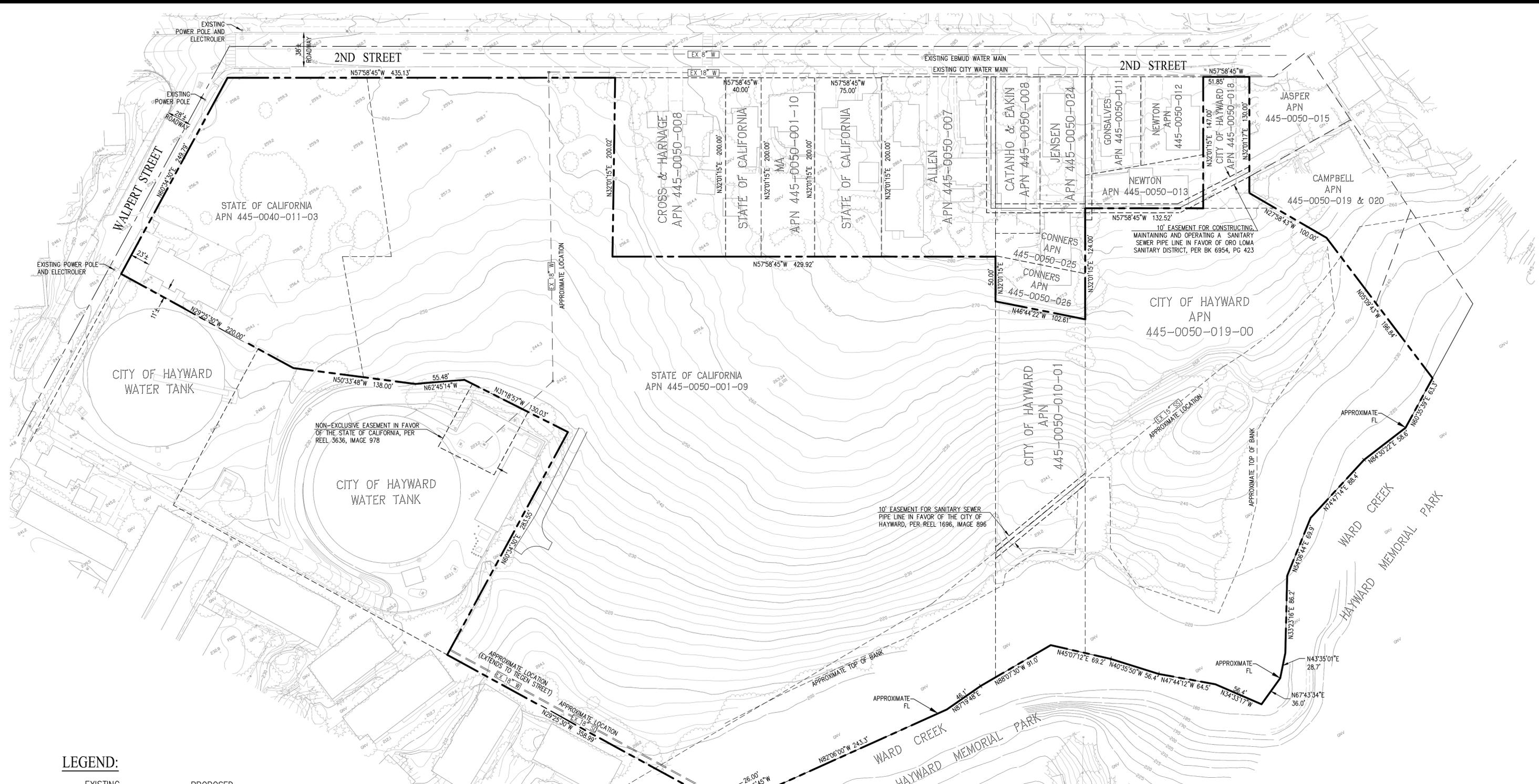
PROJECT INFORMATION :

SITE AREA: 14.9 ± ACRES
A.P.N. : 445-0040-011-03, 445-0050-010-01, 445-0050-010-18, 445-0050-010-19 AND A PORTION OF 445-0050-010-09
PROPOSED ZONING: "PD" - PLANNED DEVELOPMENT
EXISTING ZONING: "SD7", "RM", "RH", "A" AND "OS"
PROPOSED LAND USE: 97 SINGLE FAMILY DETACHED UNITS



T1

AUGUST 11, 2015



LEGEND:

EXISTING		PROPOSED		
+ 500		+ 500		SPOT ELEVATION
12		12		LOT NUMBER
○		●		MANHOLE
□		■		SIDEWALK
▣		▣		CATCH BASIN
▤		▤		FIELD INLET
---		---		SUBDIVISION BOUNDARY
---		---		RIGHT OF WAY
---		---		LOT LINE
---		---		RETAINING WALL
---		---		EASEMENT LINE
---		---		PROPOSED TRAIL
---		---		SANITARY SEWER MAIN
---		---		SANITARY SEWER FORCE MAIN
---		---		STORM DRAIN LINE
---		---		WATER LINE
---		---		DIRECTION/SLOPE OF FLOW
---		---		DIRECTION OF FLOW

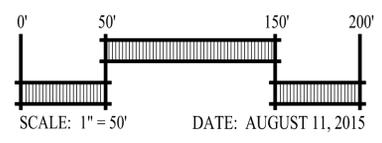
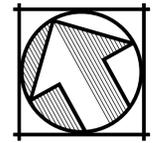
ABBREVIATIONS:

R/W	RIGHT OF WAY
CB	CATCH BASIN
FI	FIELD INLET
MH	MANHOLE
PL	PROPERTY LINE
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

EXISTING CONDITIONS
 VESTING TENTATIVE MAP
 TRACT 8233

WARD CREEK COTTAGES

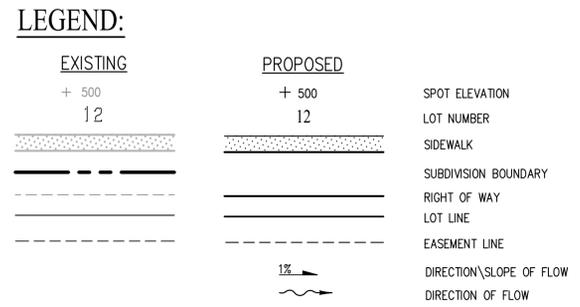
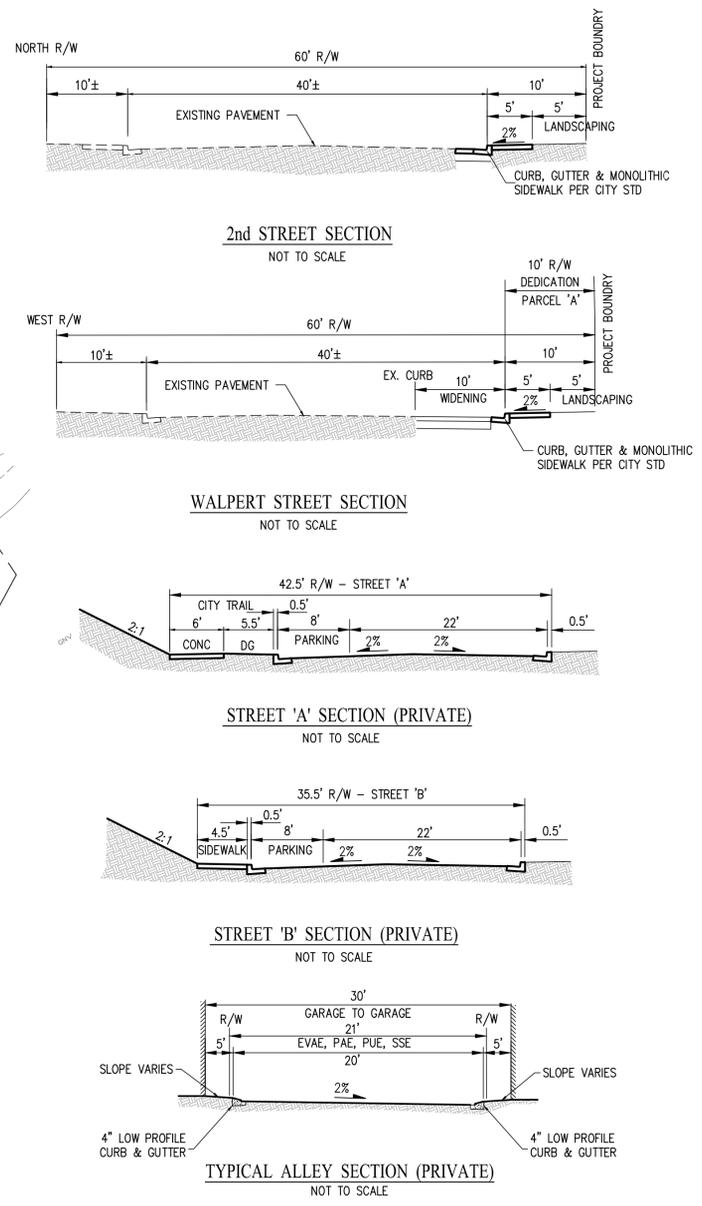
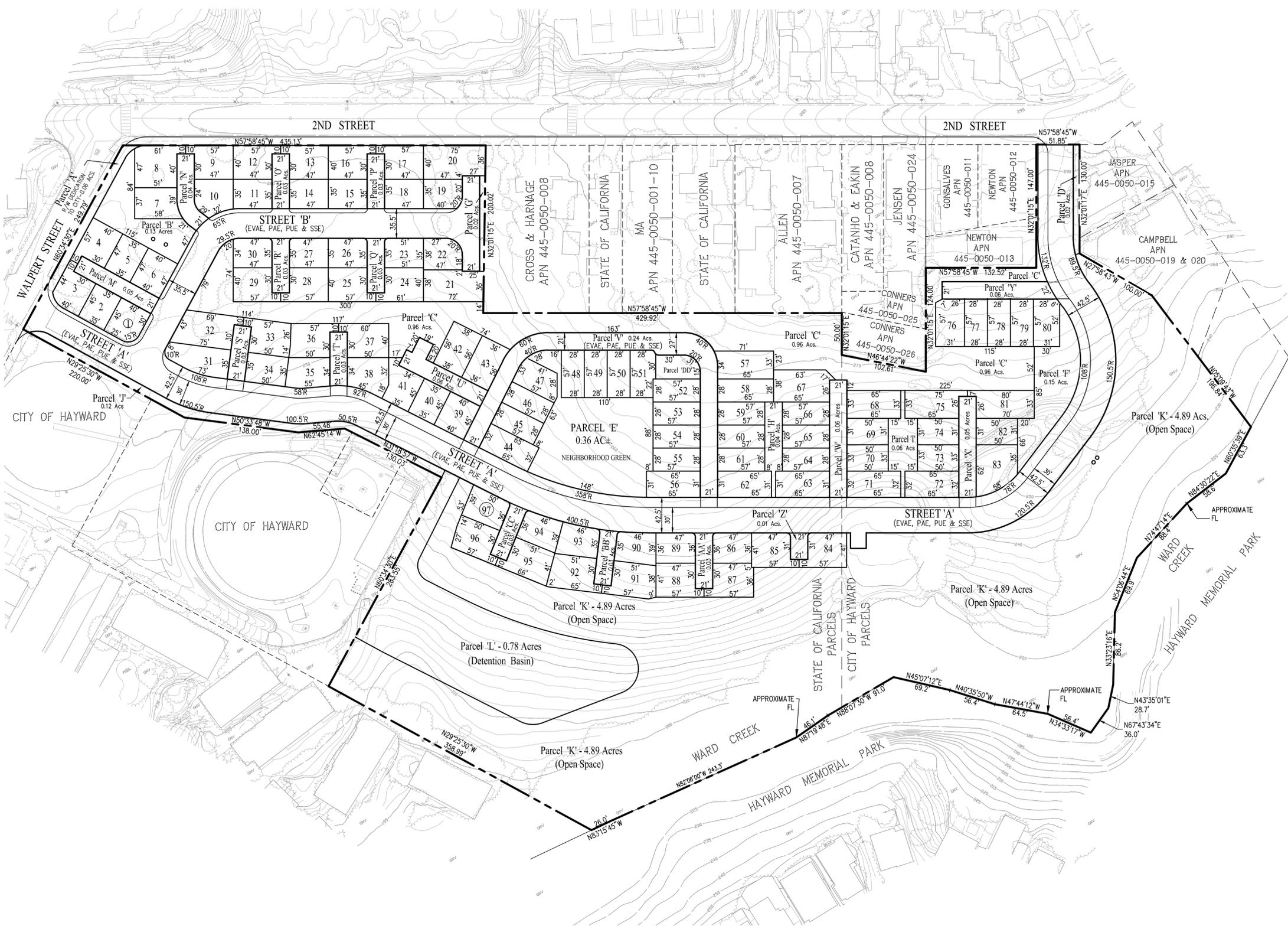
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SHEET NO.
TM-2



ABBREVIATIONS:

R/W	RIGHT OF WAY
CB	CATCH BASIN
FI	FIELD INLET
MH	MANHOLE
PL	PROPERTY LINE
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

PAVEMENT DESIGN CHART

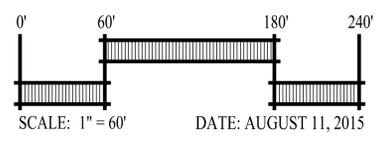
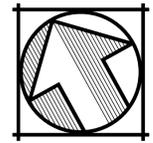
TI	R VALUE	AC (IN)	AB (IN)
5	5	4	12

NOTE: FINAL SECTION WILL BE DETERMINED AFTER THE 'R' VALUE OF SUBGRADE IS COMPLETED BY THE SOILS ENGINEER.

PRELIMINARY LOTTING PLAN
VESTING TENTATIVE MAP
TRACT 8233

WARD CREEK COTTAGES

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

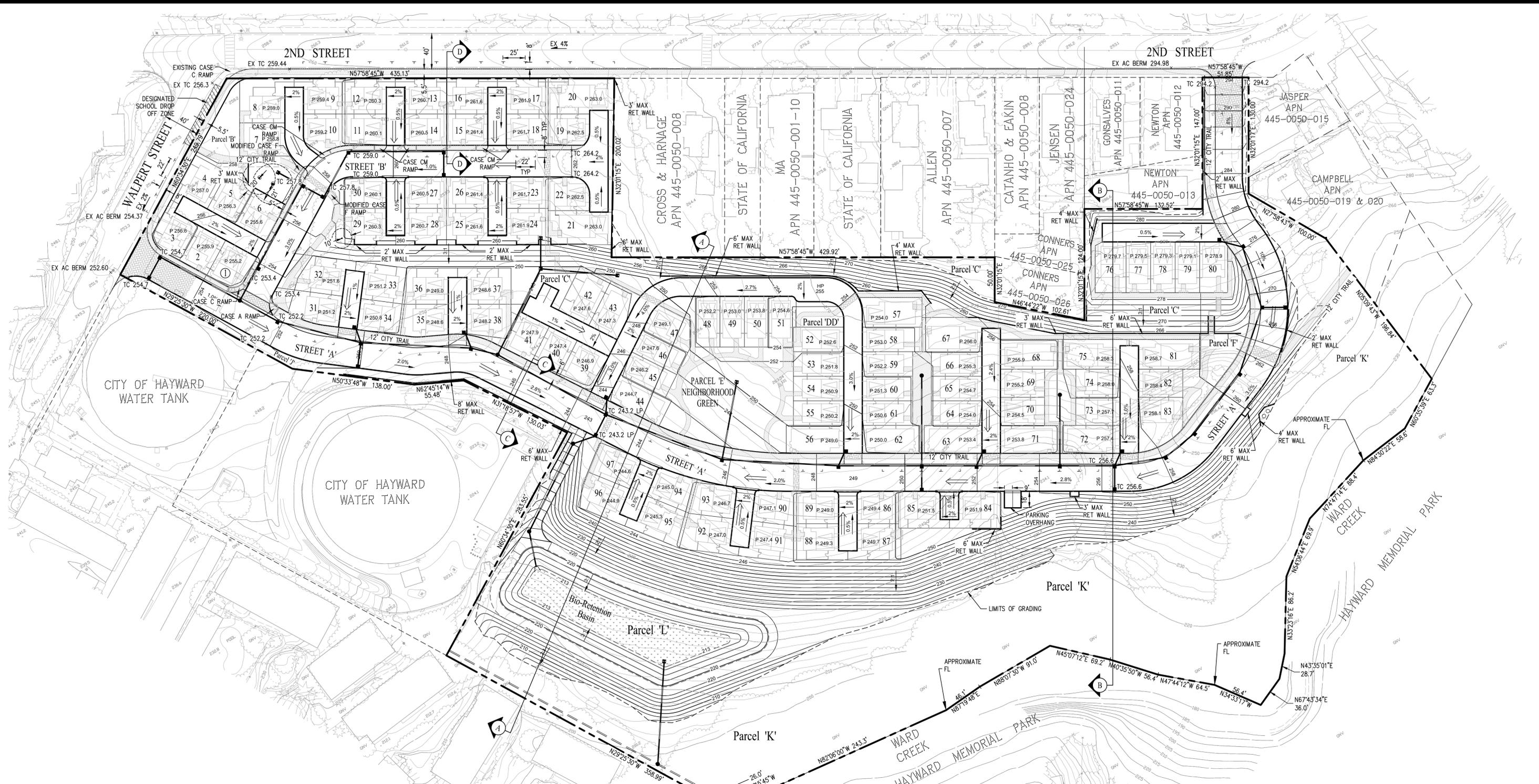


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SHEET NO.
TM-3



LEGEND:

EXISTING	PROPOSED	
+ 500	+ 500	SPOT ELEVATION
12	12	LOT NUMBER
○	●	MANHOLE
▭	▭	SIDEWALK
▭	▭	CATCH BASIN
▭	▭	FIELD INLET
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	RETAINING WALL
---	---	EASEMENT LINE
---	---	STORM DRAIN LINE
---	---	DIRECTION/SLOPE OF FLOW
---	---	OVERLAND RELEASE ROUTE
---	---	EXISTING TREE TO REMAIN

ABBREVIATIONS:

R/W	RIGHT OF WAY
CB	CATCH BASIN
FI	FIELD INLET
MH	MANHOLE
PL	PROPERTY LINE
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
P	PAD
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

EARTHWORK SUMMARY

DESCRIPTION	CUT	FILL
ROUGH GRADING	47,500 CY	46,500 CY
BALANCE		1,000 CY
TOTAL	47,500 CY	47,500 CY

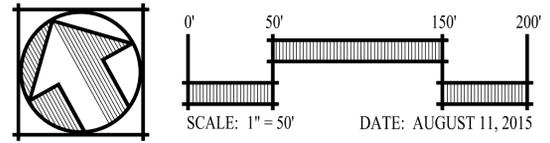
- NOTES:**
- 11.5 ACRES (77%) OF THE 14.9 ACRE SITE TO BE GRADED.
 - GRADING SECTIONS SHOWN ON TM-8

- GRADING NOTES:**
- TREES TO BE REMOVED PER ARBORIST REPORT AS SHOWN ON LANDSCAPE PLANS.

**PRELIMINARY GRADING PLAN
VESTING TENTATIVE MAP
TRACT 8233**

WARD CREEK COTTAGES

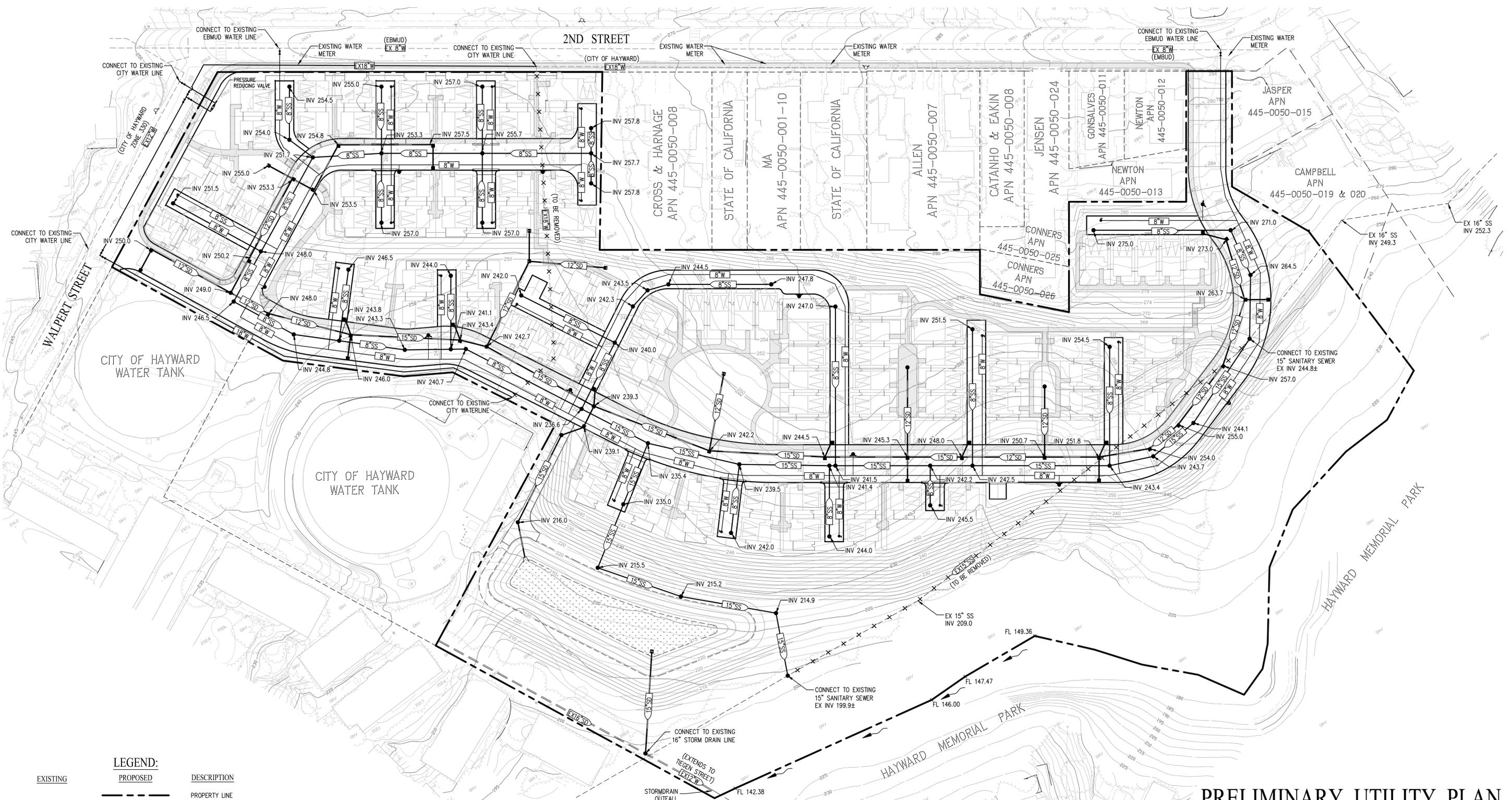
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SHEET NO.
TM-4



LEGEND:

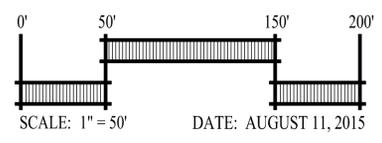
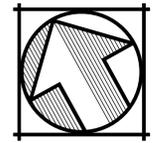
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	WATER MAIN
-X EX SS -X	---	WATER MAIN TO BE REMOVED
---	---	SANITARY SEWER
-X EX SS -X	---	SANITARY SEWER TO BE REMOVED
---	---	STORM DRAIN UNTREATED
---	---	STORM DRAIN TREATED
---	---	STORM DRAIN CATCH BASIN
□	■	FIELD INLET
○	●	MANHOLE
⊕	⊕	FIRE HYDRANT
⊕	⊕	BLOW OFF VALVE
⊕	⊕	PRESSURE REDUCING VALVE
⊕	⊕	PROPOSED STREET LIGHT
⊕	⊕	BIO-RETENTION BASIN
⊕	⊕	VALLEY GUTTER

UTILITY NOTES

- EXISTING UTILITY INFORMATION BASED CITY BASE MAPS PROVIDED BY THE CITY OF HAYWARD. UTILITIES INFORMATION TO BE CONFIRMED PRIOR TO FINAL DESIGN.
- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- PRELIMINARY STORM DRAIN SIZING BASED ON RATIONAL METHOD CALCULATIONS.
- EXISTING WATER PIPE MATERIAL TO BE VERIFIED WITH EBMUD AND DETAILED ON THE IMPROVEMENT PLANS.
- EXISTING 15" SS TO BE ABANDONED AND RELOCATED IN PROJECT STREETS AS SHOWN.
- EXISTING CITY WATER LINE TO BE REMOVED THROUGH PROJECT SITE AND RELOCATED AS SHOWN.

PRELIMINARY UTILITY PLAN
 VESTING TENTATIVE MAP
 TRACT 8233
WARD CREEK COTTAGES

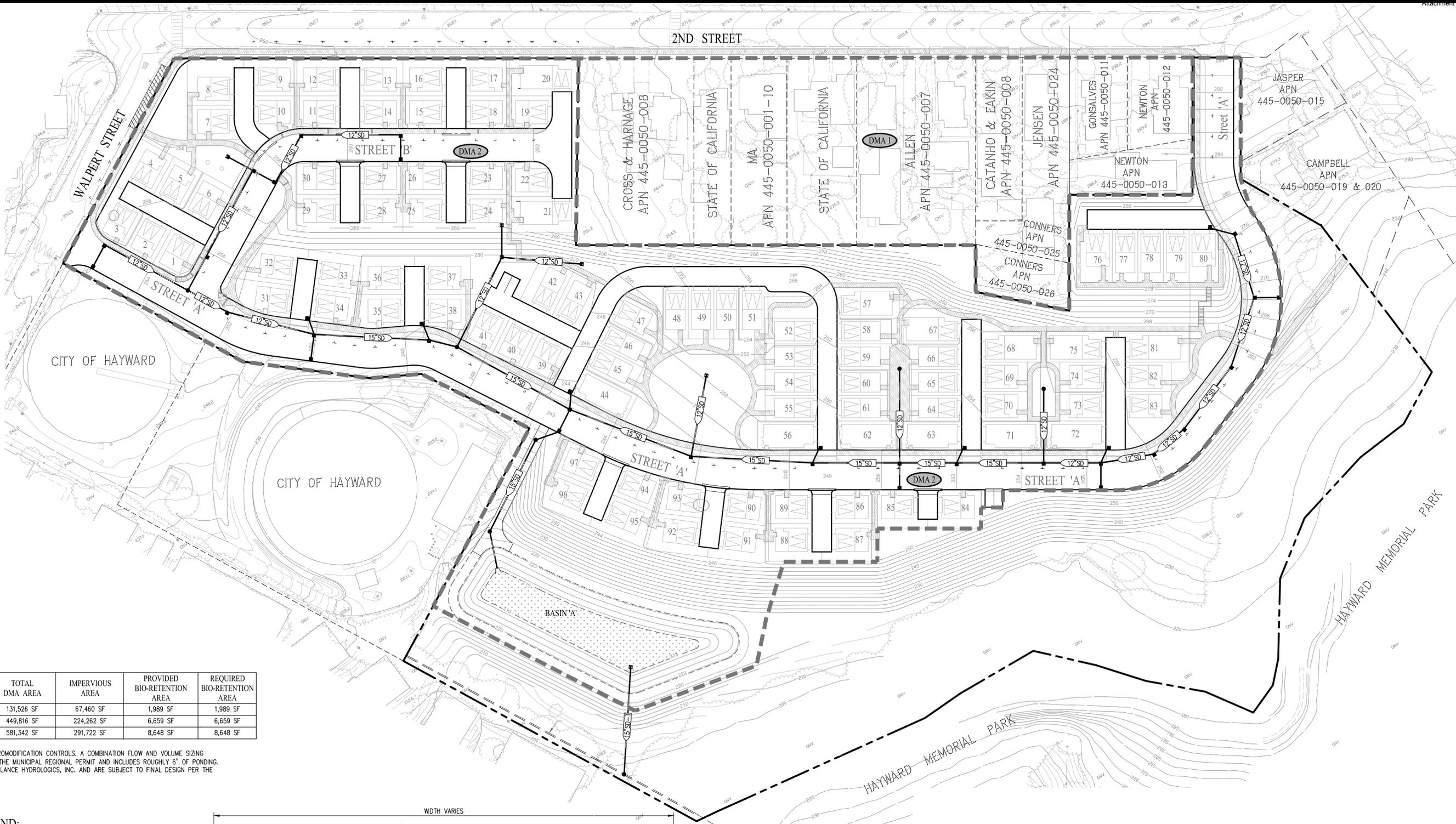
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SHEET NO.
TM-5

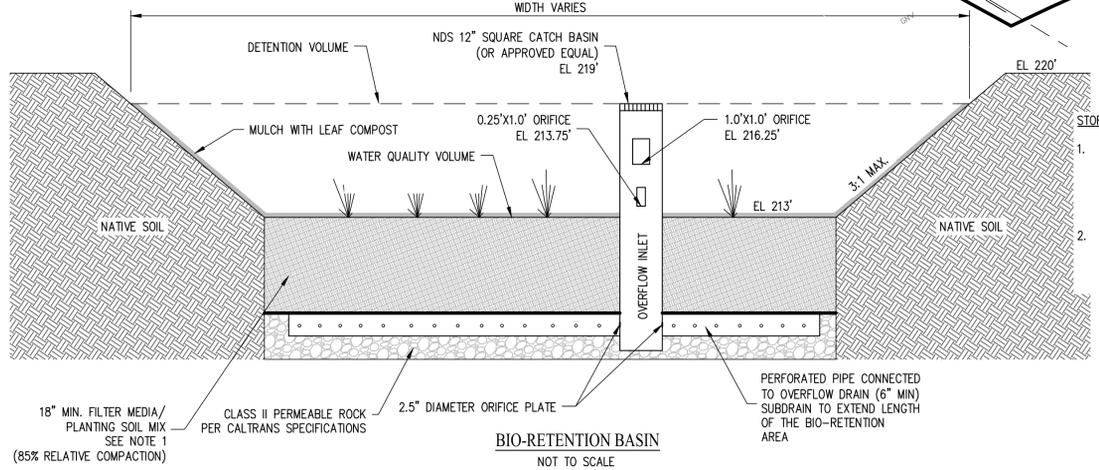


DMA	TREATMENT TYPE	TOTAL DMA AREA	IMPERVIOUS AREA	PROVIDED BIO-RETENTION AREA	REQUIRED BIO-RETENTION AREA
1	BIO-RETENTION (BASIN A)	131,526 SF	67,460 SF	1,989 SF	1,989 SF
2	BIO-RETENTION (BASIN A)	449,816 SF	224,262 SF	6,659 SF	6,659 SF
TOTAL	BIO-RETENTION (BASIN A)	581,342 SF	291,722 SF	8,648 SF	8,648 SF

NOTES:
 *BIO-RETENTION AREAS SUBJECT TO HYDROMODIFICATION CONTROLS. A COMBINATION FLOW AND VOLUME SIZING CALCULATIONS WERE USED PER C.3.c OF THE MUNICIPAL REGIONAL PERMIT AND INCLUDES ROUGHLY 6" OF PONDING. BIO-RETENTION AREAS WERE SIZED BY BALANCE HYDROLOGICS, INC. AND ARE SUBJECT TO FINAL DESIGN PER THE ALAMEDA COUNTY C.3 GUIDANCE MANUAL.

LEGEND:

	EXISTING		PROPOSED	DESCRIPTION
	PROPERTY LINE		STORM DRAIN	
	STORM DRAIN TREATED		STORM DRAIN CATCH BASIN	
	STORM DRAIN FIELD INLET		STORM DRAIN MANHOLE	
	FLOW DIRECTION		BIO RETENTION AREA	
	DRAINAGE MANAGEMENT AREA		DRAINAGE MANAGEMENT AREA BOUNDARY	
	VALLEY GUTTER			



- STORMWATER CONTROL PLAN NOTES:**
- SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF APPENDIX L OF THE NPDES MUNICIPAL REGIONAL STORM WATER PERMIT PROVISION C.3.c.(1)(b)(v).
 - THE BIORETENTION AREAS SHOWN ARE PRELIMINARY AND REPRESENT THE APPROXIMATE SURFACE AREA NEEDED TO TREAT EACH DRAINAGE MANAGEMENT AREA. THESE AREAS ARE SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURE, FINAL LOCATIONS OF BUILDING ROOF DRAINS AND REFINEMENT OF THE PROJECT GRADING PLANS.

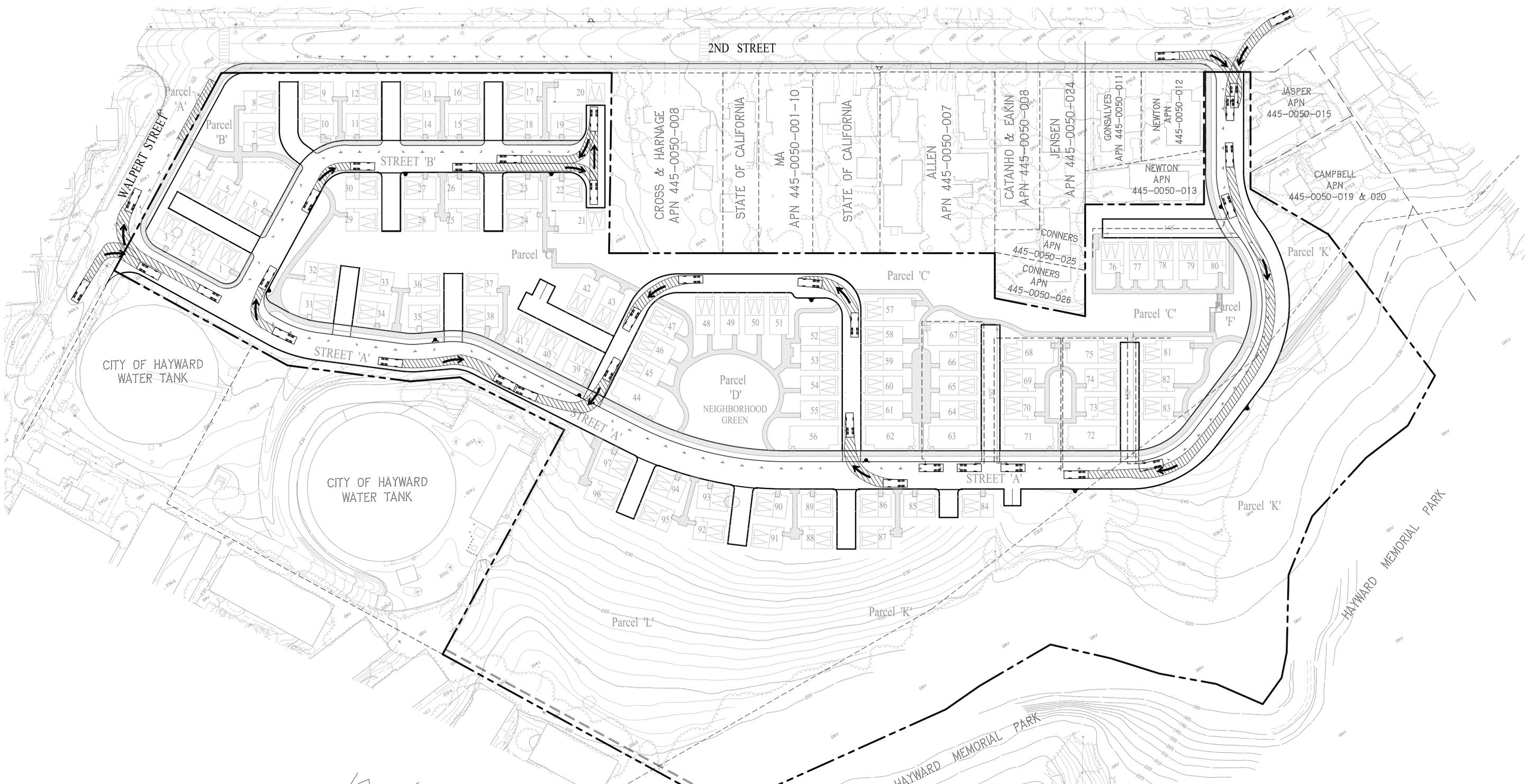
PRELIMINARY STORMWATER MANAGEMENT PLAN
 VESTING TENTATIVE MAP
 TRACT 8233
WARD CREEK COTTAGES

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50'
 DATE: AUGUST 11, 2015

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 925.866-0322
 FAX 925.866-8575

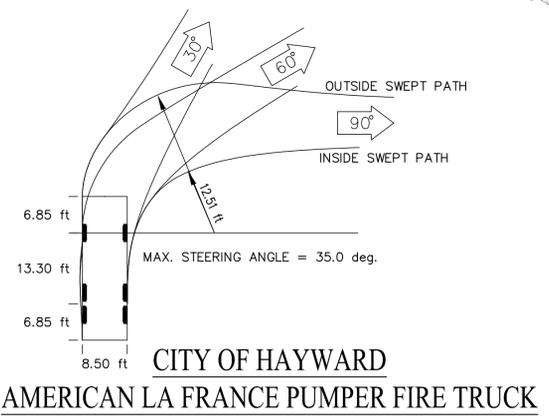
SHEET NO.
TM-6



LEGEND

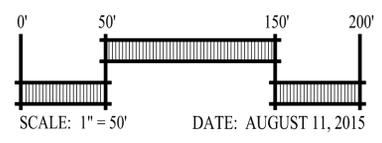
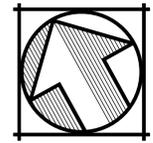
-  EMERGENCY VEHICLE PATH OF TRAVEL
-  FIRE TRUCK WITH 200' HOSE
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT

NOTES:
TURNING TEMPLATE IS BASED ON CITY OF HAYWARD
FIRE DEPARTMENT TRUCK SPECIFICATIONS



**FIRE ACCESS AND SERVICE PLAN
VESTING TENTATIVE MAP
TRACT 8233
WARD CREEK COTTAGES**

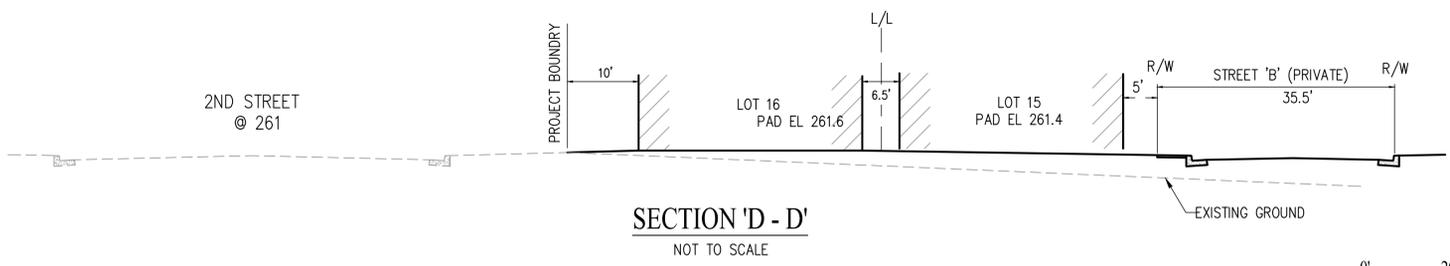
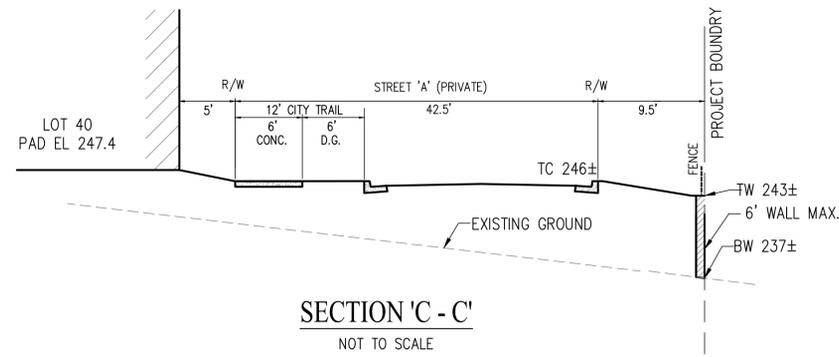
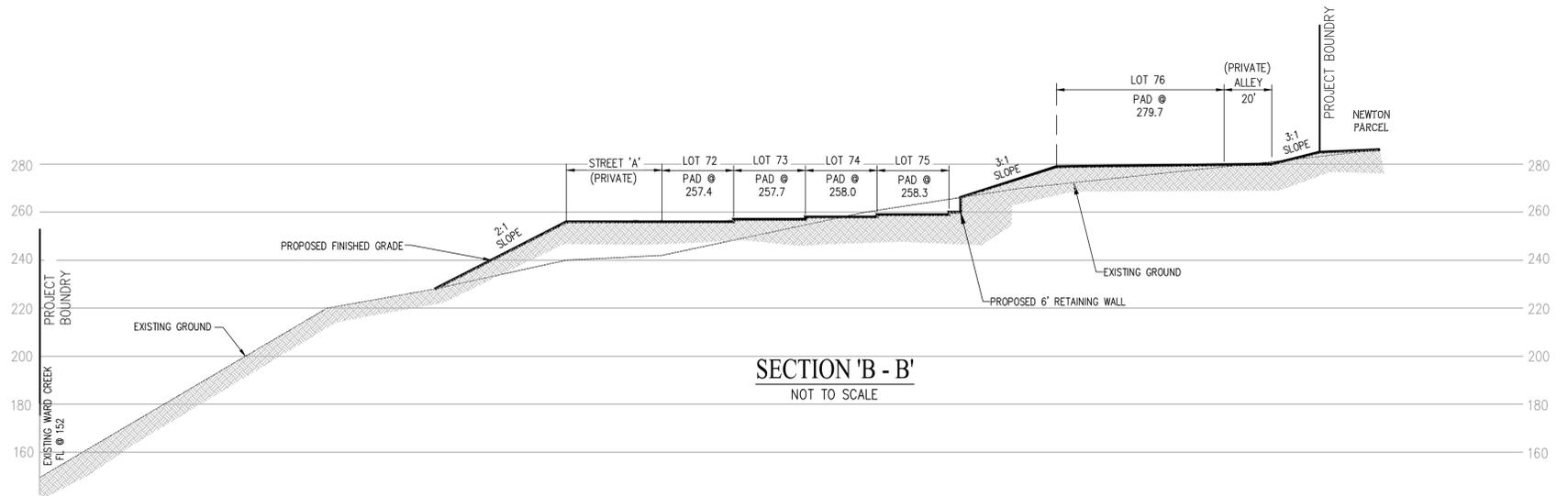
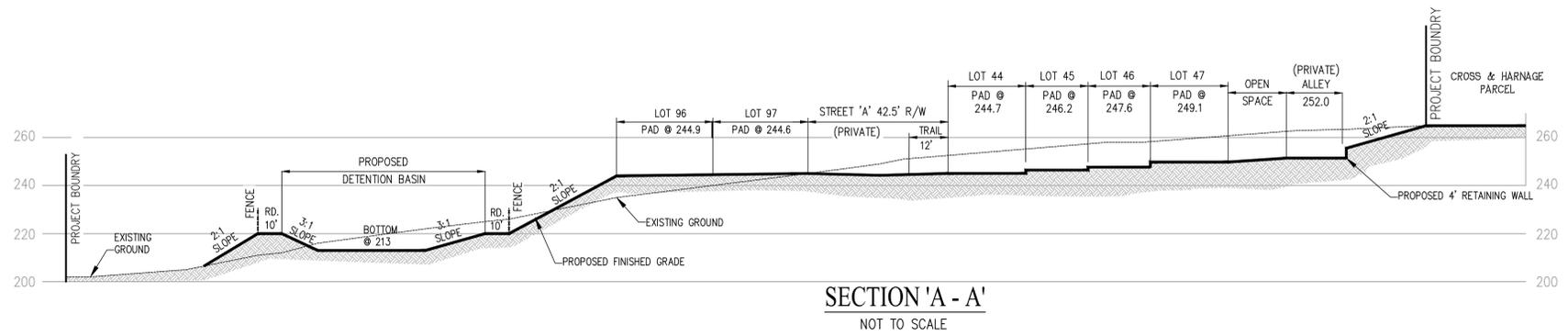
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SHEET NO.
TM-7



NOTE: SEE SHEET TM-04 FOR CROSS SECTION LOCATIONS

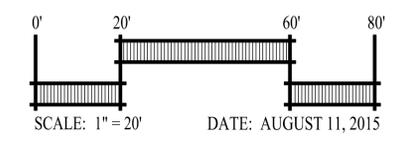
GRADING SECTIONS

VESTING TENTATIVE MAP

TRACT 8233

WARD CREEK COTTAGES

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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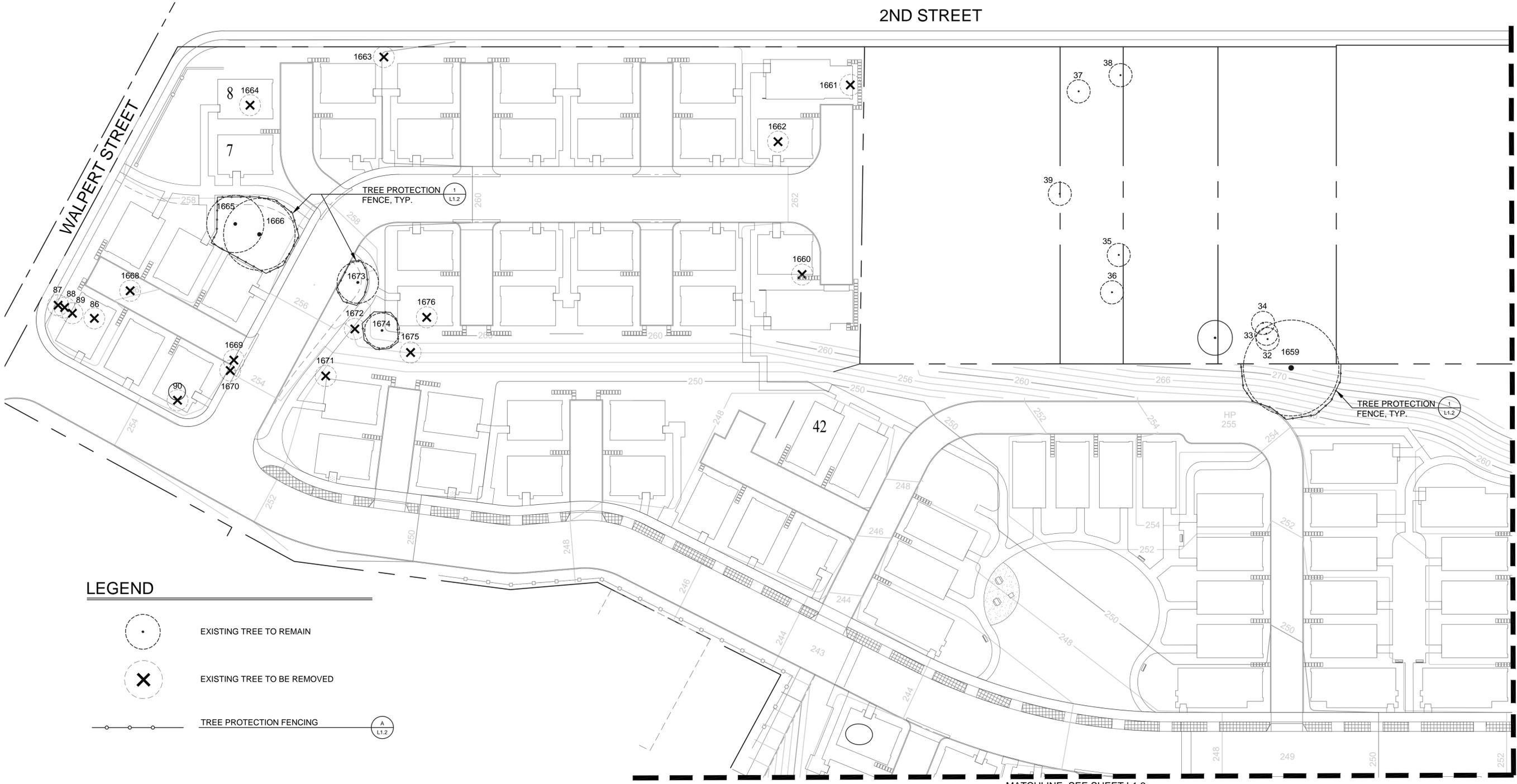
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SHEET NO.
TM-8

2ND STREET

WALPERT STREET

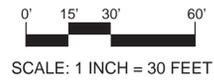


LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTION FENCING A
L1.2

MATCHLINE, SEE SHEET L1.2

MATCHLINE, SEE SHEET L1.3



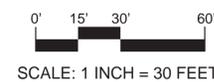
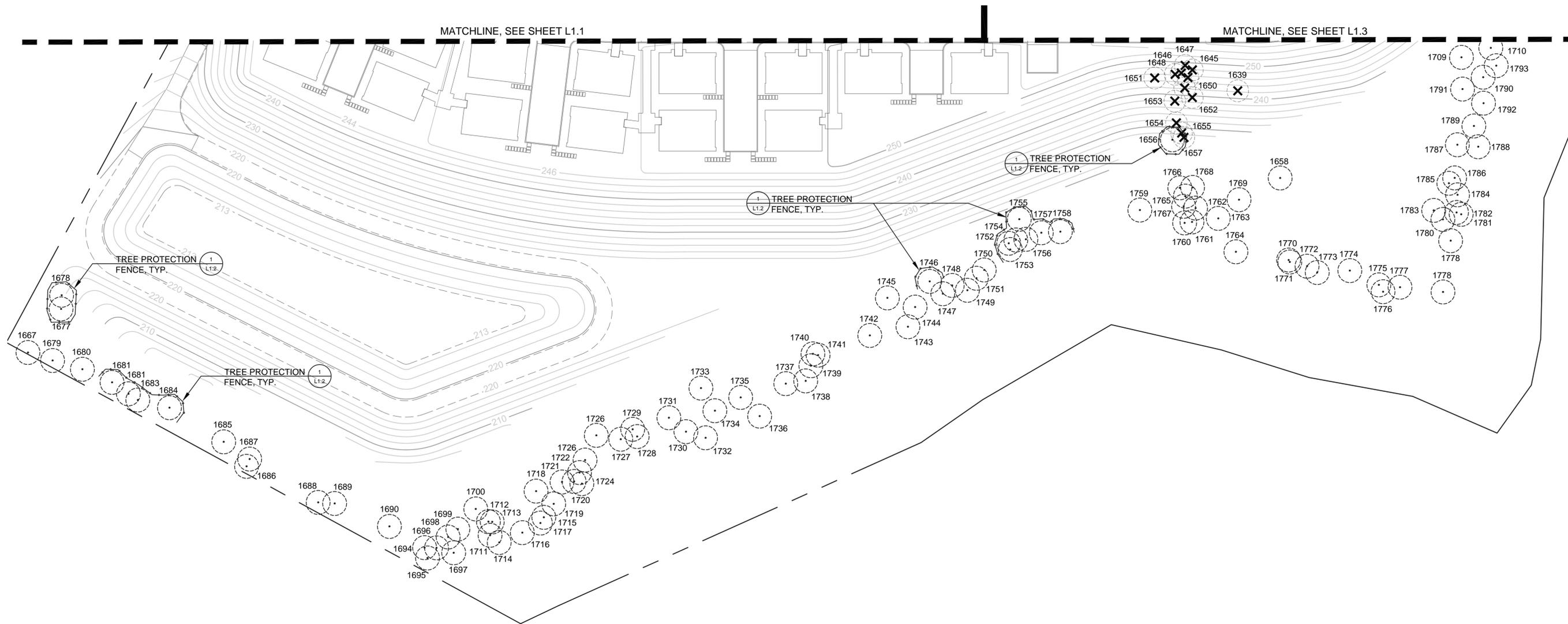
L1.0

LEGEND

 EXISTING TREE TO REMAIN

 EXISTING TREE TO BE REMOVED

 TREE PROTECTION FENCING A
L1.2

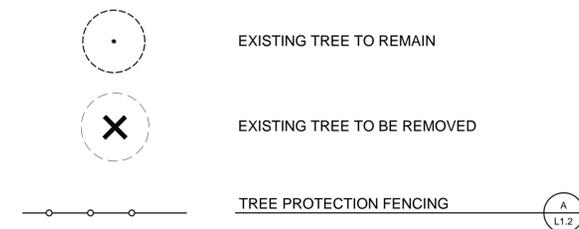


L1.1

EXISTING TREES TO BE REMOVED

TREE NUMBER	VALUE
86	\$16,000
87	\$60
88	\$60
89	\$60
90	\$1,080
1620	\$580
1621	\$8,500
1622	\$90
1623	\$730
1624	\$4,200
1625	\$1,960
1626	\$2,810
1627	\$760
1628	\$33,500
1629	\$10,100
1630	\$2,700
1631	\$570
1632	\$9,100
1633	\$850
1634	\$340
1635	\$760
1636	\$5,100
1637	\$880
1638	\$1,680
1639	\$7,300
1640	\$25,300
1641	\$320
1642	\$12,700
1643	\$320
1644	\$1,460
1645	\$320
1646	\$790
1647	\$9,400
1648	\$15,500
1649	\$2,310
1650	\$1,860
1651	\$730
1652	\$1,050
1653	\$3,230
1654	\$1,580
1655	\$21,800
1657	\$790
1660	\$390
1661	\$450
1662	\$16,100
1663	\$3,270
1664	\$0
1668	\$550
1669	\$820
1670	\$9,600
1671	\$1,120
1672	\$1,350
1675	\$6,500
1676	\$10,500
1691	\$1,060
1692	\$300
1693	\$300
1804	\$5,400
1805	\$1,420
TOTAL VALUE OF TREES TO BE REMOVED	\$268,360
VALUE OF PROPOSED TREES	\$53,800
VALUE OF POROUS CONCRETE AND PAVERS	\$222,490
SURPLUS MITIGATION	\$7,930

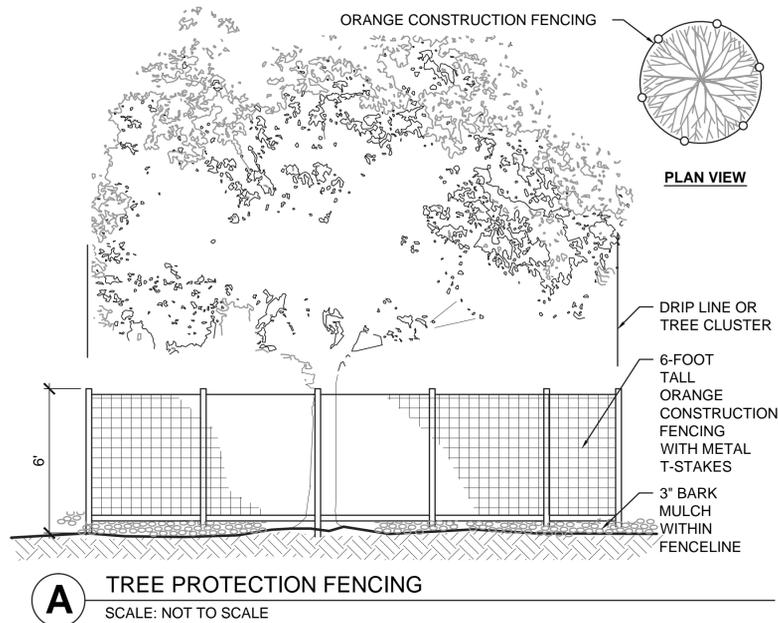
LEGEND



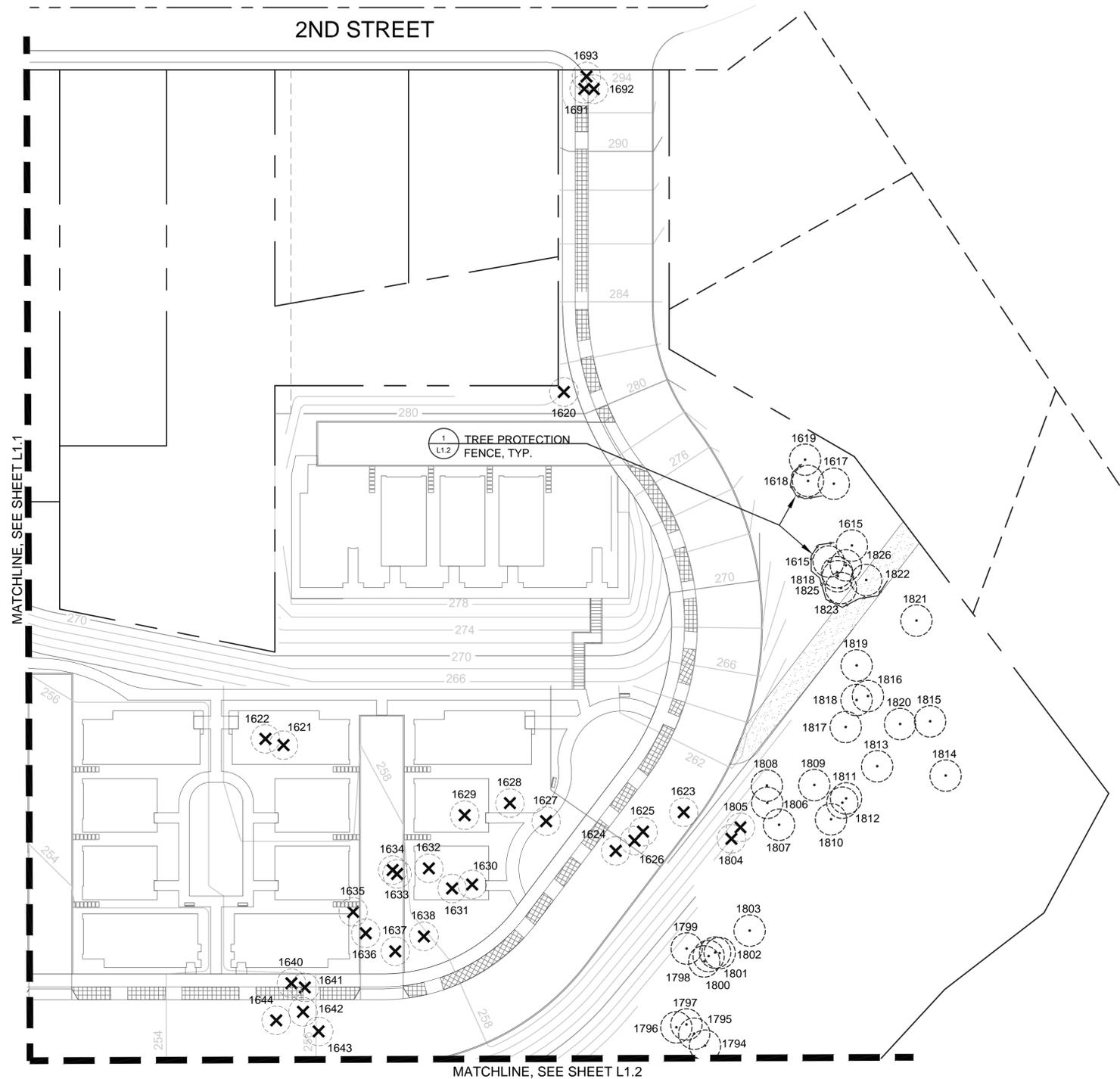
SEE PLANTING PLAN FOR PROPOSED TREES, 82 ACCENT TREES, ALL SPECIMEN TREES, AND ALL SLOPE PLANTING TREES COUNT TOWARD TREE REPLACEMENT MITIGATION. 24-INCH BOX TREES ARE VALUED AT \$250 EACH AND 36-INCH BOX TREES ARE VALUED AT \$450 EACH. THE PLANTING PLAN SHOWS A TOTAL OF 172 - 24" BOX REPLACEMENT TREES AND 24 - 36" BOX REPLACEMENT TREES FOR A REPLACEMENT TOTAL OF \$53,800. 5,865 SF OF PERMEABLE PAVERS COUNT TOWARD TREE REPLACEMENT MITIGATION AT \$26/SF FOR A TOTAL OF \$152,490. 10,000 SF OF POROUS CONCRETE COUNTS TOWARD TREE REPLACEMENT MITIGATION AT \$7/SF (DIFFERENCE BETWEEN POROUS AND STANDARD CONCRETE) FOR A TOTAL OF \$70,000

TREE PROTECTION NOTES

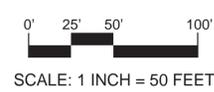
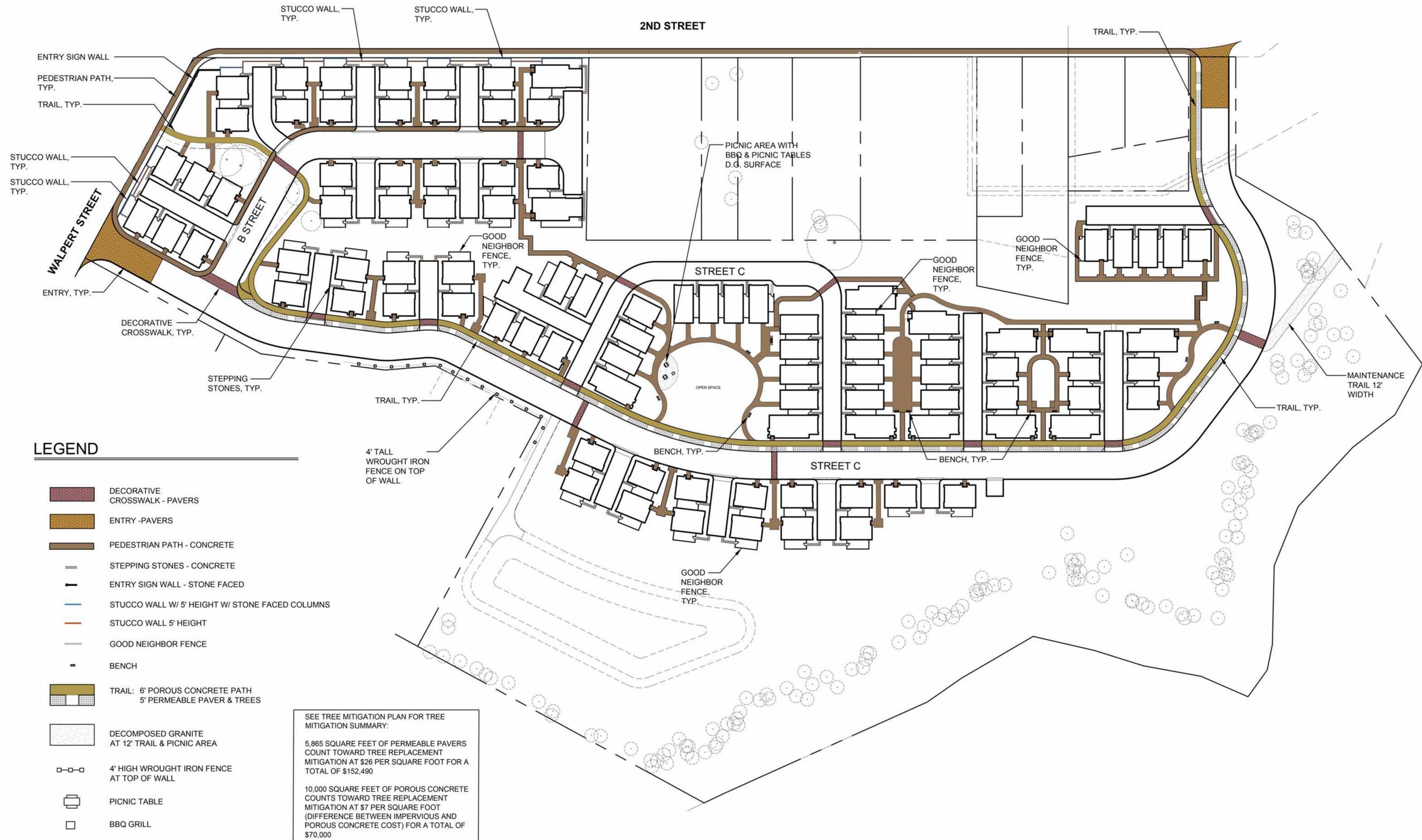
1. TREE BRANCHES THAT WILL INTERFERE WITH CONSTRUCTION EQUIPMENT SHALL BE PROPERLY PRUNED **PRIOR** TO BEGINNING CONSTRUCTION. PRUNING SHALL BE AS APPROVED BY THE CITY AND SHALL COMPLY WITH CITY APPROVED PRACTICES.
2. A PROTECTIVE FENCE SHALL BE PLACED AT THE DRIPLINE OF THE EXISTING TREES DURING THE ENTIRE CONSTRUCTION PERIOD. NO WORK SHALL OCCUR WITHIN THE DRIPLINE EXCEPT UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST APPROVED BY THE CITY.
3. SOIL COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DRIPLINE OF THE TREES. MAINTAIN A POSITIVE DRAINAGE AWAY FROM TREE TRUNK. IRRIGATION SHALL BE AVOIDED UNDER NATIVE OAK TREES.
4. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN 25 FEET OF THE DRIPLINE OF THE TREES.
5. ALL ROOTS 1" OR LARGER THAT MUST BE SEVERED SHALL BE CUT MANUALLY TO PRODUCE A CLEAN CUT AND TREATED WITH A TREE SEALANT. BORING, RATHER THAN TRENCHING, SHALL BE REQUIRED WHERE IT IS UNAVOIDABLE FOR PIPING TO CROSS THROUGH THE DRIPLINE OF A TREE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPARABLE REPLACEMENT TREES FOR ANY EXISTING TREES THAT ARE FOUND BY THE CITY TO BE IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITY.



MITIGATION ABOVE THE AMOUNT REQUIRED FOR TREES REMOVED



L1.2



L2.0

PICNIC TABLE



LITTER BIN



BENCH



RETAINING WALLS



BENCH



PAVING



STEPPING STONES - CONCRETE



PEDESTRIAN PATH - CONCRETE POROUS CONCRETE AT TRAIL



ENTRY - PERMEABLE PAVERS

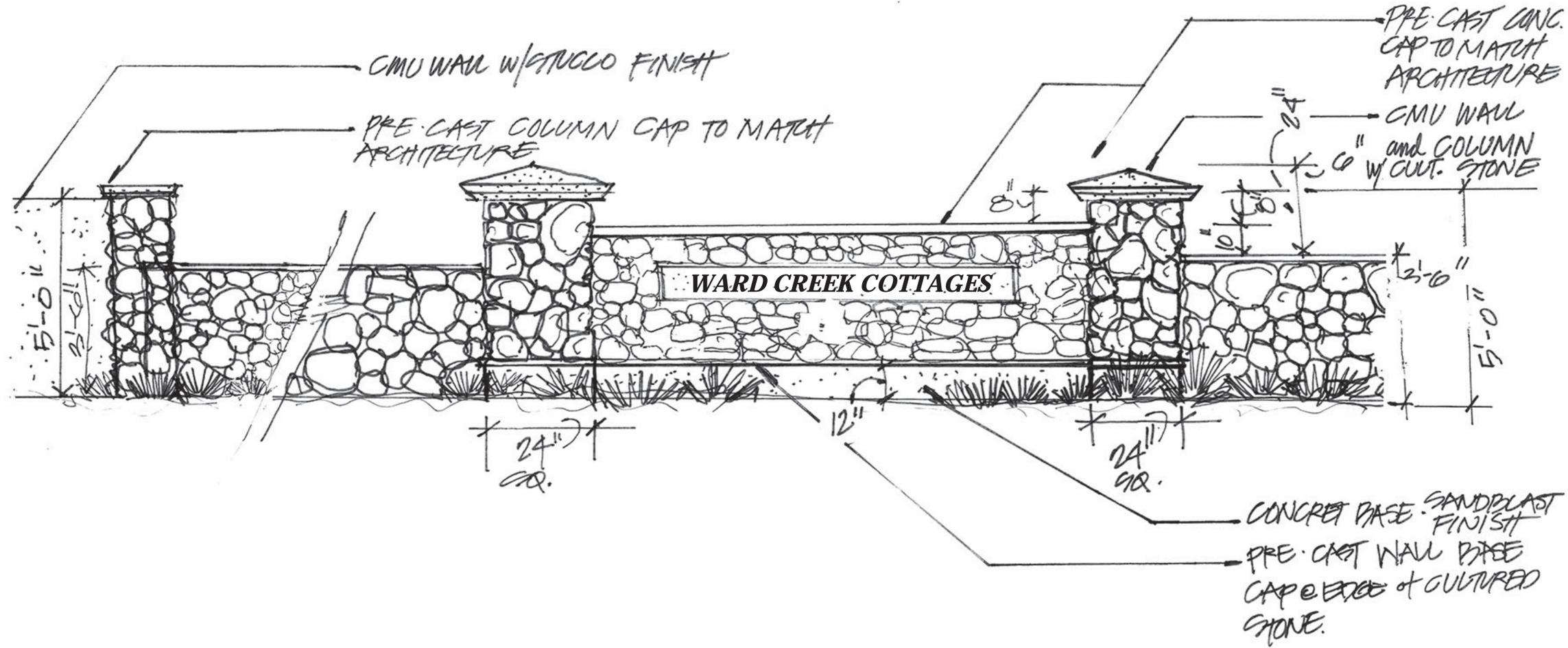


DECORATIVE CROSSWALK - PAVERS

BBQ PIT



ENTRY SIGN WALL



WROUGHT IRON FENCE

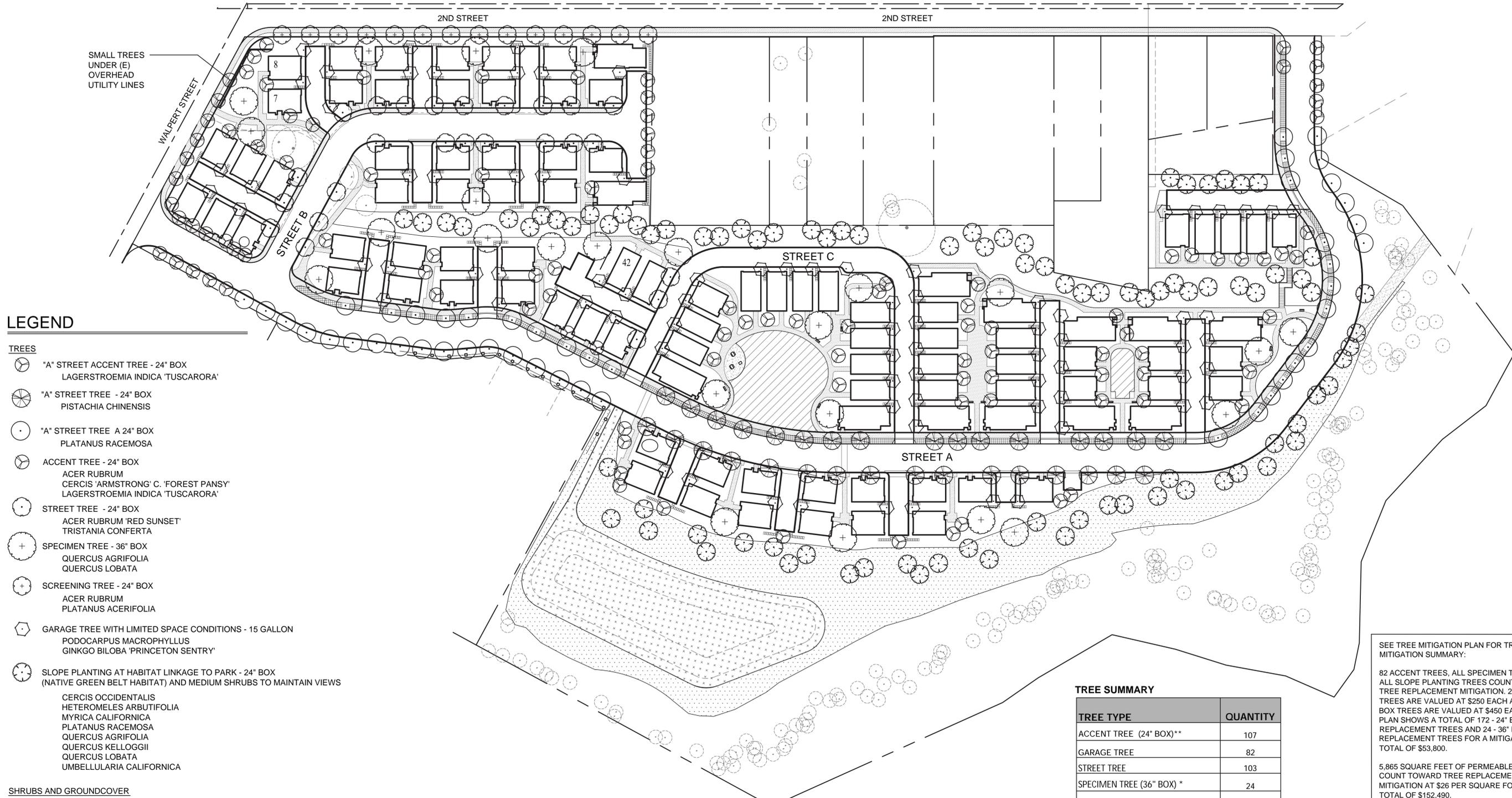


GOOD NEIGHBOR FENCE



STUCCO WALL





LEGEND

- TREES**
- "A" STREET ACCENT TREE - 24" BOX
LAGERSTROEMIA INDICA 'TUSCARORA'
 - "A" STREET TREE - 24" BOX
PISTACHIA CHINENSIS
 - "A" STREET TREE - 24" BOX
PLATANUS RACEMOSA
 - ACCENT TREE - 24" BOX
ACER RUBRUM
CERCIS 'ARMSTRONG' C. 'FOREST PANSY'
LAGERSTROEMIA INDICA 'TUSCARORA'
 - STREET TREE - 24" BOX
ACER RUBRUM 'RED SUNSET'
TRISTANIA CONFERTA
 - SPECIMEN TREE - 36" BOX
QUERCUS AGRIFOLIA
QUERCUS LOBATA
 - SCREENING TREE - 24" BOX
ACER RUBRUM
PLATANUS ACERIFOLIA
 - GARAGE TREE WITH LIMITED SPACE CONDITIONS - 15 GALLON
PODOCARPUS MACROPHYLLUS
GINKGO BILOBA 'PRINCETON SENTRY'
 - SLOPE PLANTING AT HABITAT LINKAGE TO PARK - 24" BOX
(NATIVE GREEN BELT HABITAT) AND MEDIUM SHRUBS TO MAINTAIN VIEWS
CERCIS OCCIDENTALIS
HETEROMELES ARBUTIFOLIA
MYRICA CALIFORNICA
PLATANUS RACEMOSA
QUERCUS AGRIFOLIA
QUERCUS KELLOGGII
QUERCUS LOBATA
UMBELLULARIA CALIFORNICA
- SHRUBS AND GROUNDCOVER**
SEE SHEETS L3.3 & 3.4 FOR PHOTOS OF UNDERSTORY PLANTS
- HYDROSEED
NATIVE WILDFLOWER MIX
 - STORMWATER TREATMENT - DELTA
BLUEGRASS CO. BIOFILTRATION SOD
 - TURF (GATHERING AREAS)
MAXIMUM 4.9% SLOPE DELTA BLUEGRASS CO.
NATIVE BENTGRASS CALIFORNIA NATIVE SOD

TREE SUMMARY

TREE TYPE	QUANTITY
ACCENT TREE (24" BOX)**	107
GARAGE TREE	82
STREET TREE	103
SPECIMEN TREE (36" BOX) *	24
SCREENING TREE	14
SLOPE PLANTING TREE (24" BOX) *	90
TOTAL NUMBER OF TREES	420

* REPLACEMENT TREES FOR MITIGATION
** 82 ACCENT TREES QUALIFY AS REPLACEMENT TREES (25 ACCENT TREES ARE STREET TREES)

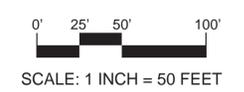
SEE TREE MITIGATION PLAN FOR TREE MITIGATION SUMMARY:

82 ACCENT TREES, ALL SPECIMEN TREES, AND ALL SLOPE PLANTING TREES COUNT TOWARD TREE REPLACEMENT MITIGATION. 24-INCH BOX TREES ARE VALUED AT \$250 EACH AND 36-INCH BOX TREES ARE VALUED AT \$450 EACH. THIS PLAN SHOWS A TOTAL OF 172 - 24" BOX REPLACEMENT TREES AND 24 - 36" BOX REPLACEMENT TREES FOR A MITIGATION TOTAL OF \$53,800.

5,865 SQUARE FEET OF PERMEABLE PAVERS COUNT TOWARD TREE REPLACEMENT MITIGATION AT \$26 PER SQUARE FOOT FOR A TOTAL OF \$152,490.

10,000 SQUARE FEET OF POROUS CONCRETE COUNTS TOWARD TREE REPLACEMENT MITIGATION AT \$7 PER SQUARE FOOT (DIFFERENCE BETWEEN IMPERVIOUS AND POROUS CONCRETE COST) FOR A TOTAL OF \$70,000.

SEE PAVING PLAN FOR LOCATION OF PERMEABLE PAVERS AND POROUS CONCRETE.

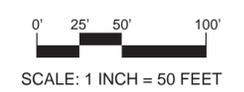


L3.0

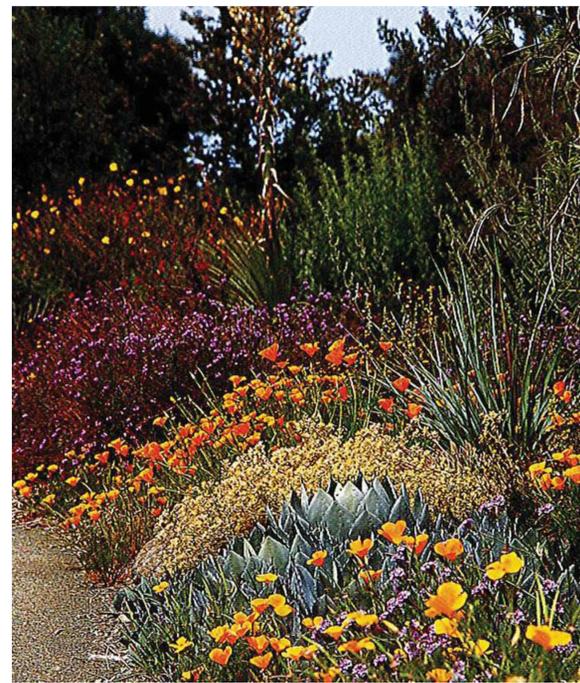
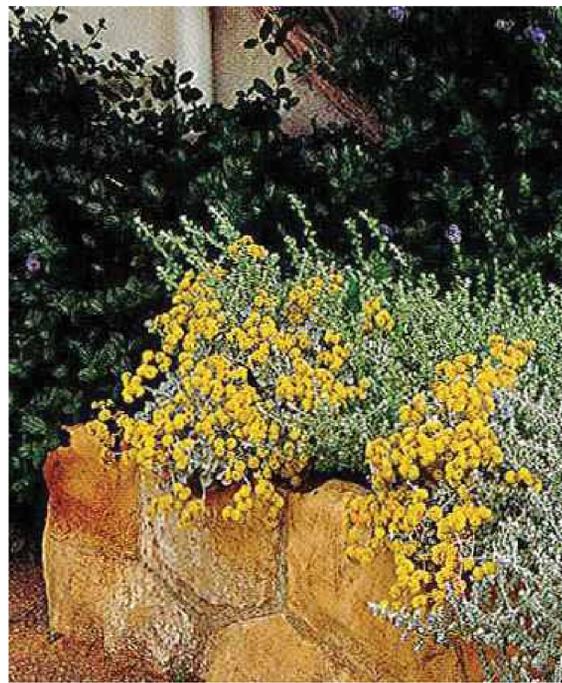
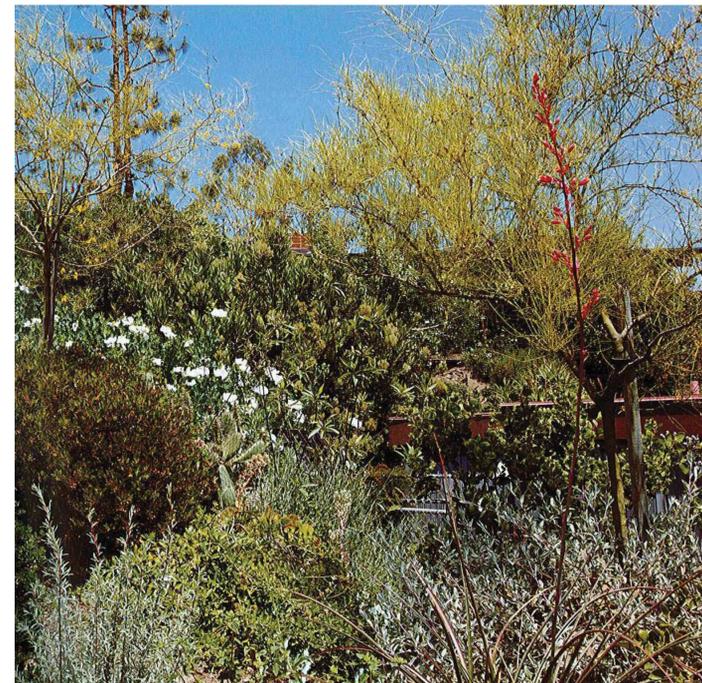
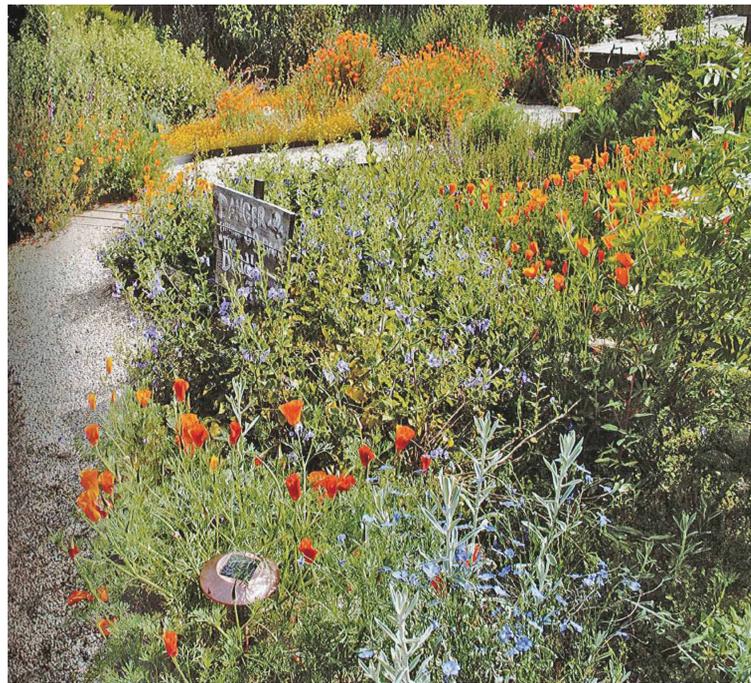
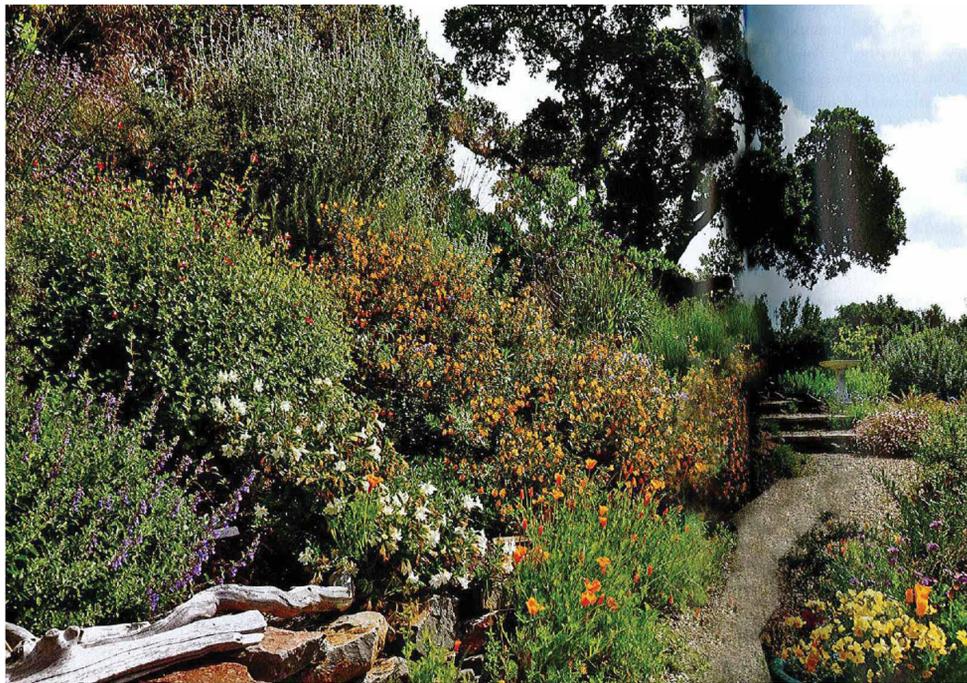


LEGEND

- 
ZONE 1 VERY LOW WATER USE
NO IRRIGATION WITH THE EXCEPTION OF TREES
- 
ZONE 2 LOW-MODERATE WATER USE
DRIP IRRIGATION
- 
ZONE 3 MODERATE WATER USE.
CA. NATIVE SOD WITH SUBSURFACE DRIP
IRRIGATION. SEE SHEET L3.0



L3.1



TREES



CERCIS OCCIDENTALIS
WESTERN REDBUD



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



PRUNUS ILICIFOLIA
HOLLYLEAF CHERRY



QUERCUS AGRIFOLIA
COAST LIVE OAK



QUERCUS KELLOGGII
COAST LIVE OAK



QUERCUS LOBATA
VALLEY OAK

SHRUBS



ARBUTUS MENZIESII
MADRONE



CARPENTERIA CALIFORNICA
BUSH ANEMONE



ARCTOSTAPHYLOS MAZANITA
'DR HURD'
DR HURD MAZANITA



CEANOTHUS THYRSIFLORUS
BLUE BLOSSOM CEANOTHUS



FRANGULA CALIFORNICA 'EVE CASE'
COFFEEBERRY



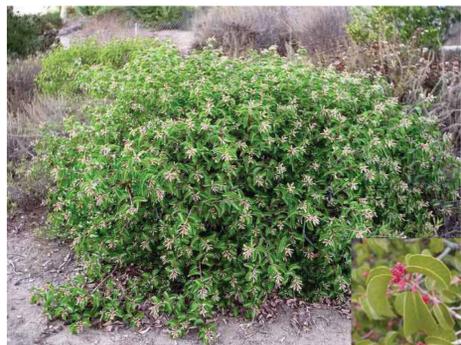
FRANGULA 'MOUND SAN BRUNO'
COFFEEBERRY



HETEROMELES ARBUTIFOLIA
TOYON



RHUS INTEGRIFOLIA
LEMONADE BERRY



RHUS OVATA
SUGAR BUSH



ROSMARINUS OFFICINALIS
ROSEMARY



SALVIA CLEVELANDII
CLEVELAND SAGE



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



SALVIA LEUCOPHYLLA
PURPLE SAGE



SALVIA MELLIFERA
BLACK SAGE



SALVIA GREGGII
AUTUMN SAGE



MUHLENBERGIA RIGENS
DEER GRASS

UNDERSTORY PLANTING/GROUND COVER



ACHILLEA MILLEFOLIUM
YARROW



ACHILLEA M. 'LILAC BEAUTY'
LILAC BEAUTY YARROW



ERIOGONUM FASCICULATUM
CALIFORNIA BUCKWHEAT



ERIOGONUM UMBELLATUM
SULFUR BUCKWHEAT



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



FESTUCA RUBRA
RED FESCUE



LANTANA MONTEVIDENSIS
LANTANA



SALVIA SPATHACEA
HUMMINGBIRD SAGE



SALVIA X 'BEE'S BLISS'
SAGE



STIPA PULCHRA
PURPLE NEEDLEGRASS



8/12/2015

NO.	REVISIONS	DATE

WARD CREEK COTTAGES - Walpert and 2nd Streets	
ELECTRICAL SPECIFICATIONS	
SCALE:	N.T.S.
DATE:	06/17/2015
DRAWN BY:	CD
REVISION:	
SHEET	E0.1

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE OF WORK
 FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR REQUIRED AND NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND ALL OTHER WORK AND MISCELLANEOUS ITEMS, NOT SPECIFICALLY MENTIONED, BUT REASONABLY INFERRED FOR A COMPLETE INSTALLATION, INCLUDING ALL ACCESSORIES AND APPURTENANCES REQUIRED FOR TESTING THE SYSTEM. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS THAT ALL SYSTEMS BE COMPLETE AND READY FOR OPERATION. THIS PROJECT INCLUDES SITE LIGHTING AND PHOTOMETRICS

1.2 CODE COMPLIANCE
 ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST RULES, CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO OSHA, THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING AND FIRE CODES, NFPA, AND OTHER APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWINGS AND SPECIFICATIONS.

1.3 LICENSE, FEES AND PERMITS
 ARRANGE FOR REQUIRED INSPECTIONS AND PAY ALL LICENSE, PERMIT AND INSPECTION FEES.

1.4 CONDITIONS AT SITE
 VISIT TO SITE IS REQUIRED OF ALL BIDDERS PRIOR TO SUBMISSION OF BID. ALL WILL BE HELD TO HAVE FAMILIARIZED THEMSELVES WITH ALL DISCERNIBLE CONDITIONS AND NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK REQUIRED BECAUSE OF THESE CONDITIONS, WHETHER SPECIFICALLY MENTIONED OR NOT. LINES OF OTHER SERVICES THAT ARE DAMAGED AS A RESULT OF THIS WORK SHALL PROMPTLY BE REPAIRED AT NO EXPENSE TO THE OWNER TO COMPLETE SATISFACTION OF THE OWNER.

1.5 SAFETY
 THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.

1.6 GUARANTEE
 GUARANTEE THE INSTALLATION FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER DATE OF CERTIFICATE OF FINAL PAYMENT AND PROMPTLY REMEDY ANY DEFECTS DEVELOPING DURING THIS PERIOD, WITHOUT CHARGE.

1.7 SUBSTITUTIONS
 WHEREVER POSSIBLE, MORE THAN ONE MANUFACTURER HAS BEEN LISTED FOR VARIOUS ITEMS OF EQUIPMENT, ANY ONE OF WHICH WILL BE ACCEPTABLE. BASE THE BID ON USE OF MATERIALS SPECIFIED. IF, AFTER AWARD OF THE CONTRACT, A SUBSTITUTE IS PROPOSED, THE REQUEST FOR PERMISSION TO SUBSTITUTE SHALL BE ACCOMPANIED WITH A STATEMENT OF THE AMOUNT OF MONEY TO BE RETURNED TO THE CONTRACT IF THE SUBSTITUTION IS PERMITTED, THE ENGINEER IS THE SOLE JUDGE OF ACCEPTABILITY OF PROPOSED SUBSTITUTIONS, IF A SUBSTITUTE ITEM IS PERMITTED, AND ANY REDESIGN EFFORT IS THEREBY NECESSITATED, THE REQUIRED REDESIGN SHALL BE AT THE CONTRACTOR'S EXPENSE.

1.8 SHOP DRAWINGS AND MATERIALS LISTS
 SUBMIT TO THE ENGINEER SEVEN (7) COPIES OF COMPLETE SHOP DRAWINGS AND MATERIALS LISTS FOR REVIEW WITHIN THIRTY (30) DAYS AFTER AWARD OF CONTRACT, ALL PROPOSED DEVIATIONS FROM SPECIFICATIONS MUST BE CLEARLY LISTED UNDER A PROMINENT HEADING ENTITLED "DEVIATIONS".

1.9 WORKMANSHIP
 ONLY QUALITY WORKMANSHIP WILL BE ACCEPTED. HAPHAZARD OR POOR INSTALLATION PRACTICE WILL BE CAUSE FOR REJECTION OF WORK.

1.10 COORDINATION
 COORDINATE WORK WITH OTHER TRADES TO AVOID CONFLICT AND TO PROVIDE CORRECT ROUGH-IN AND CONNECTION FOR EQUIPMENT FURNISHED UNDER OTHER TRADES THAT REQUIRE ELECTRICAL CONNECTIONS. VERIFY EQUIPMENT DIMENSIONS AND REQUIREMENTS WITH PROVISIONS SPECIFIED UNDER THIS SECTION. CHECK ACTUAL JOB CONDITIONS BEFORE FABRICATING WORK. REPORT NECESSARY CHANGES IN TIME TO PREVENT NEEDLESS WORK.

1.11 CUTTING AND PATCHING
 ALL CUTTING AND PATCHING REQUIRED FOR WORK OF THIS DIVISION IS INCLUDED HEREIN. COORDINATION WITH GENERAL CONTRACTOR AND OTHER TRADES IS IMPERATIVE.

1.12 SITE CLEANUP
 A. AFTER ALL OTHER WORK HAS BEEN ACCOMPLISHED, CLEAN ALL EXPOSED CONDUIT, FIXTURES, EQUIPMENT AND SUPPORTS. TOUCH UP PAINT ON ANY EQUIPMENT SCRAPED, SCRATCHED OR DAMAGED DURING CONSTRUCTION.
 B. LEAVE ALL AREAS INVOLVING ELECTRICAL WORK IN A CONDITION SATISFACTORY TO THE OWNER. REMOVE ALL CRATES, CARDBOARD, PACKING MATERIAL, WASTE MATERIAL, AND OTHER DEBRIS LEFT OVER FROM CONSTRUCTION.

PART 2 - PRODUCTS

2.1 MATERIAL APPROVAL
 ALL MATERIALS MUST BE NEW AND BEAR U.L. LABEL. MATERIALS THAT ARE NOT COVERED BY UL TESTING STANDARDS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY OF A GOVERNMENTAL AGENCY APPROVED BY THE AUTHORITY HAVING JURISDICTION.

2.2 WIRES AND CABLES
 A. CONDUCTORS FOR 600V SYSTEMS AND BELOW SHALL BE STRANDED COPPER, #12 AWG MINIMUM.
 B. INSULATION SHALL BE THIN FOR WET LOCATIONS AND THIN FOR DRY LOCATIONS.

2.3 OUTLET BOXES, JUNCTION AND PULL BOXES
 A. OUTLET BOXES: HOT-DIPPED, GALVANIZED OR SHERADIZED. SIZE AS REQUIRED WITH 4" SQUARE MINIMUM, FOR FLUSH MOUNTED DEVICES AND LIGHTING FIXTURES.
 B. JUNCTION AND PULL BOXES: HOT DIPPED, GALVANIZED OR SHERADIZED, SIZED ACCORDING TO CODE. LARGER JUNCTION AND PULL BOXES SHALL BE FABRICATED FROM SHEET STEEL, SIZED ACCORDING TO CODE, WITH SCREW-ON COVERS, FINISHED GRAY BAKED ENAMEL.

2.4 WIRING DEVICES
 A. ALL WIRING DEVICES OF ANY ONE GENERAL TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL MATCH THROUGHOUT.
 B. WIRING DEVICES SHALL BE AS MANUFACTURED BY HUBBELL, GE, LEVITON, P & S, OR BRYANT. NO SUBSTITUTIONS.
 C. COVER PLATES SHALL BE AS MANUFACTURED BY ARROW HART, SIERRA, LEVITON OR MULLBERRY. WHITE FINISH.
 D. WHERE INDICATED, PROVIDE GENERAL-DUTY, DUPLEX RECEPTACLES, GROUND-FAULT CIRCUIT INTERRUPTERS; GROUNDING TYPE UL-RATED CLASS A, GROUP 1, 20 AMPERES RATING, 120 VOLTS, 60Hz; WITH SOLID-STATE GROUND-FAULT SENSING AND SIGNALING; WITH 5 MILLIAMPERES GROUND-FAULT TRIP LEVEL; WHITE FINISH.
 E. SWITCHES SHALL BE FLUSH WALL TYPE, WHITE FINISH
 F. CONVENIENCE RECEPTACLES SHALL BE, FLUSH WALL TYPE, WHITE FINISH.

2.5 WIRE CONNECTORS
 A. FOR WIRE SIZES #8 AWG AND SMALLER: INSULATED PRESSURE TYPE (WITH LIVE SPRING) RATED 105°C, 600V, FOR BUILDING WIRING AND 1000V IN FIXTURES, SCOTCHLOK OR IDEAL.
 B. FOR WIRE SIZES #6 AWG AND LARGER: T&B OR EQUIVALENT COMPRESSION TYPE WITH 3M #33+ OR PLYMOUTH "SLIPKNOT GREY" TAPE INSULATION.

2.6 PANELBOARD
 PANELBOARDS SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS, OR CUTLER HAMMER. PROVIDE PANELBOARDS AS INDICATED ON SCHEDULES, WITH THE FOLLOWING FEATURES: HARD-DRAWN COPPER BUS (98 PERCENT CONDUCTIVITY), MECHANICAL-TYPE MAIN AND NEUTRAL LUGS, NEUTRAL BUS RATED 100 PERCENT OF PHASE BUS, GROUND BUS BONDED TO ENCLOSURE, BOLT-ON MOLDED-CASE THERMAL-MAGNETIC BREAKERS.

2.7 SWITCHBOARD
 SWITCHBOARD SHALL BE AS MANUFACTURED BY SQUARE D, CUTLER HAMMER, GE OR SIEMENS, NO SUBSTITUTIONS. SWITCHBOARD OF SUITABLE VOLTAGE AND AMPERAGE RATINGS SHALL BE LOCATED IN A DEDICATED ELECTRICAL ROOM. SWITCHBOARDS SHALL BE FRONT ACCESSIBLE ONLY. THE SWITCHBOARD SHALL HAVE GROUND FAULT PROTECTION ON THE MAIN SWITCH, FEEDERS TO THE KITCHEN AND POOL PANELS, AND ALL FEEDERS 1000A AND LARGER. PROVIDE TIN-PLATED ALUMINUM BUS. HORIZONTAL BUS SHALL NOT BE REDUCED. MAIN DEVICES SHALL BE INDIVIDUALLY MOUNTED; DEVICES IN THE DISTRIBUTION SECTION SHALL BE GROUP MOUNTED. PROVIDE C.T. METERING COMPARTMENT AS COORDINATED WITH LOCAL UTILITY. FEEDER DEVICES SHALL BE MOLDED CASE CIRCUIT BREAKERS. FIVE (5%) SPARE CAPACITY WILL BE PROVIDED WITH SPACE FOR CORRESPONDING DEVICES. LIGHTNING ARRESTORS AND SURGE SUPPRESSION CAPACITORS SHALL BE INSTALLED IN EACH SERVICE. AN AMMETER, VOLTMETER AND WATT-HOUR DEMAND METER WILL BE PROVIDED FOR EACH SERVICE. PULSE INITIATION TO THE EMS HOST COMPUTER WILL BE PROVIDED.

2.8 RACEWAYS
 A. OUTDOORS:
 EXPOSED: RIGID STEEL OR INTERMEDIATE METAL CONDUIT
 CONCEALED: RIGID STEEL OR INTERMEDIATE METAL CONDUIT
 UNDERGROUND: RIGID NON-METALLIC CONDUIT
 TO VIBRATING EQUIPMENT: LIQUID-TIGHT FLEXIBLE METAL CONDUIT
 B. INDOORS:
 EXPOSED: ELECTRICAL METALLIC TUBING, RIGID STEEL CONDUIT, PVC-COATED RIGID STEEL CONDUIT
 CONCEALED: ELECTRIC METALLIC TUBING, METAL CLAD, NM (WHERE ALLOWED BY LOCAL AHA)
 DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT
 TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT

2.9 FAULT PROTECTION AND COORDINATION STUDY
 A. THE FAULT PROTECTION AND COORDINATION STUDY SHALL INCLUDE THE FOLLOWING, AS WELL AS ANY RELATED DATA REQUIRED FOR SUBSTANTIATION AND CLARIFICATION OF THE STUDY:
 1. COMPLETE FAULT CURRENT AND SYSTEM PROTECTIVE DEVICE COORDINATION DATA INCLUDING THE SHORT CIRCUIT AND GROUND FAULT DUTIES ON THE PRIMARY VOLTAGE.
 2. COMPLETE SET OF TIME-CURRENT COORDINATION CURVES, STARTING WITH DEVICES PROTECTING THE SERVICE DOWN THROUGH AND INCLUDING ALL FEEDER, SUB-FEEDER AND SECONDARY MAIN AND BRANCH CIRCUIT PROTECTIVE DEVICES.
 3. A COMPLETE SET OF MOTOR STARTING TIME-CURRENT CURVES FOR MOTORS EXCEEDING 50 HORSEPOWER BASED ON THE WK2 INERTIA OF THE DRIVEN LOAD.
 4. A COMPLETE SET OF TRANSFORMER INRUSH AND THERMAL WITHSTAND CURVES.
 5. A TABULATION OF ALL RECOMMENDED RELAY SETTINGS, INCLUDING GROUND FAULT RELAY SETTINGS, FUSE SIZES AND CLASSES, AND CIRCUIT BREAKER TRIP SETTINGS, IDENTIFYING EACH ITEM BY MANUFACTURER AND CATALOG NUMBER.
 6. A TABULATION OF ANY CASES WHERE SELECTIVE COORDINATION IS UNOBTAINABLE AND OF THE CONSEQUENCES OF A DOWNSTREAM FAULT ON UPSTREAM CONTINUITY OF SUPPLY.
 7. COMPLETE DATA ON GENERATOR SHORT-CIRCUIT TRANSIENT AND SUSTAINING CURRENTS, GROUND FAULT CURRENT, AND AUTO-TRANSFER SWITCHING TIME.
 B. THE FINAL SELECTION AND SETTING OF ALL PROTECTIVE DEVICES SHALL BE BASED ON THE APPROVED STUDY.
 C. THIS STUDY SHALL BE SUBMITTED PRIOR TO SUBMISSION OF SHOP DRAWINGS FOR ANY SERVICE, DISTRIBUTION, MOTOR CONTROL OR EMERGENCY SYSTEM EQUIPMENT.

PART 3 - EXECUTION

3.1 - GENERAL
 A. ELECTRIC SYSTEM LAYOUTS INDICATED ON THE DRAWINGS ARE GENERALLY DIAGRAMMATIC, BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT.
 B. CONSULT ALL OTHER DRAWINGS. VERIFY SCALES AND REPORT ANY DIMENSIONAL DISCREPANCIES OR OTHER CONFLICTS TO ARCHITECT BEFORE SUBMITTING BID.
 C. ALL HOME RUNS ARE INDICATED AS STARTING FROM THE DEVICE NEAREST THE PANEL AND CONTINUING IN THE GENERAL DIRECTION OF THAT PANEL. CONTINUE SUCH CIRCUITS TO THE PANEL AS THOUGH THE ROUTES WERE COMPLETELY INDICATED.
 D. AVOID CUTTING AND BORING HOLES THROUGH STRUCTURE OR STRUCTURAL MEMBERS WHEREVER POSSIBLE. OBTAIN PRIOR APPROVAL OF ARCHITECT AND CONFORM TO ALL STRUCTURAL REQUIREMENTS WHEN CUTTING OR BORING THE STRUCTURE IS NECESSARY AND PERMITTED.

3.2 - ELECTRICAL GROUNDING
 GROUND ALL ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC. IN ADDITION PROVIDE A SEPARATE GROUND WIRE FOR ALL FEEDERS AND BRANCH CIRCUITS.

3.3 - ELECTRICAL EQUIPMENT INSTALLATION
 A. HEAD ROOM MAINTENANCE: IF MOUNTING HEIGHTS OR OTHER LOCATION CRITERIA ARE NOT INDICATED, ARRANGE AND INSTALL COMPONENTS AND EQUIPMENT TO PROVIDE THE MAXIMUM POSSIBLE HEADROOM.
 B. MATERIALS AND COMPONENTS: INSTALL LEVEL, PLUMB, AND PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, UNLESS OTHERWISE INDICATED.
 C. EQUIPMENT: INSTALL TO FACILITATE SERVICE, MAINTENANCE, AND REPAIR OR REPLACEMENT OF COMPONENTS. CONNECT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE WITH OTHER INSTALLATIONS.
 D. RIGHT OF WAY: COORDINATE INSTALLATION OF ELECTRICAL DEVICES WITH OTHER TRADES.

3.4 - RACEWAY AND CABLE INSTALLATION
 A. ABOVE GRADE: RIGID STEEL OR IMC IN WET LOCATIONS, WHERE SUBJECT TO MECHANICAL DAMAGE AND IN CONCRETE OR BLOCK WALLS, EMT IN OTHER LOCATIONS WHERE PERMITTED BY CODE. METAL CLAD OR NM CABLE WITHIN UNITS, ONLY WHERE ALLOWED BY LOCAL AUTHORITY HAVING JURISDICTION.
 B. CONCEAL RACEWAYS AND CABLES WITHIN FINISHED WALLS, CEILINGS, AND FLOORS, UNLESS OTHERWISE INDICATED.
 C. INSTALL RACEWAYS AND CABLES AT LEAST SIX (6) INCHES AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT-WATER PIPES. LOCATE HORIZONTAL RACEWAY RUNS ABOVE WATER AND STEAM PIPING.
 D. USE TEMPORARY RACEWAY CAPS TO PREVENT FOREIGN MATTER FROM ENTERING.
 E. MAKE CONDUIT BENDS AND OFFSETS SO INSIDE DIAMETER IS NOT REDUCED. KEEP LEGS OF BENDS IN THE SAME PLANE AND STRAIGHT LEGS OFFSETS PARALLEL, UNLESS OTHERWISE INDICATED.
 F. USE RACEWAY FITTINGS AND CABLE FITTINGS COMPATIBLE WITH RACEWAYS AND CABLES AND SUITABLE FOR THIS APPLICATION AND LOCATION.
 G. INSTALL RACEWAYS EMBEDDED IN SLABS IN MIDDLE THIRD OF SLAB THICKNESS WHERE PRACTICAL, AND LEAVE AT LEAST 1-INCH OF CONCRETE COVER.
 1. SECURE RACEWAYS TO REINFORCING RODS TO PREVENT SAGGING OR SHIFTING DURING CONCRETE PLACEMENT.
 2. SPACE RACEWAYS LATERALLY TO PREVENT VOIDS IN CONCRETE.
 3. INSTALL CONDUIT LARGER THAN 1-INCH TRADE SIZE PARALLEL TO OR AT RIGHT ANGLES TO MAIN REINFORCEMENT. WHERE CONDUIT IS AT RIGHT ANGLES TO REINFORCEMENT, PLACE CONDUIT CLOSE TO SLAB SUPPORT.
 4. TRANSITION FROM NONMETALLIC TUBING TO RIGID STEEL CONDUIT, OR IMC BEFORE RISING ABOVE FLOOR.
 H. MAKE EXPOSED BENDS FOR BANKED RUNS FROM SAME CENTERLINE IN ORDER THAT BENDS ARE PARALLEL. USE FACTORY ELBOWS ONLY WHERE ELBOWS CAN BE INSTALLED PARALLEL; OTHERWISE, PROVIDE FIELD BENDS FOR EXPOSED PARALLEL RACEWAYS.
 I. INSTALL PULL WIRES IN EMPTY RACEWAYS. USE NO. 14 AWG ZINC-COATED STEEL OR MONOFILAMENT PLASTIC LINE WITH NOT LESS THAN 200-LB TENSILE STRENGTH. LEAVE AT LEAST 12-INCHES OF SLACK AT EACH END OF PULL WIRE.
 J. INSTALL TELEPHONE AND SIGNAL SYSTEM RACEWAYS, 2-INCH TRADE SIZE AND SMALLER, IN MAXIMUM LENGTHS OF 150 FEET (45 M) AND WITH A MAXIMUM OF TWO 90-DEGREE BENDS OR EQUIVALENT. SEPARATE LENGTHS WITH PULL OR JUNCTION BOXES WHERE NECESSARY TO COMPLY WITH THESE REQUIREMENTS, IN ADDITION TO REQUIREMENTS ABOVE.
 K. CONNECT MOTORS AND EQUIPMENT SUBJECT TO VIBRATION, NOISE TRANSMISSION, OR MOVEMENT WITH A MAXIMUM OF 72-INCH FLEXIBLE CONDUIT. INSTALL LFMC IN WET OR DAMP LOCATIONS. INSTALL A SEPARATE GROUND CONDUCTOR ACROSS FLEXIBLE CONNECTIONS.
 L. SET FLOOR BOXES LEVEL AND TRIM AFTER INSTALLATION TO FIT FLUSH TO FINISHED FLOOR SURFACE.
 M. CONDUCTORS: TYPE THHN/THWN INSULATED CONDUCTORS IN RACEWAY.
 N. INSTALL SPLICES AND TAPS THAT ARE COMPATIBLE WITH CONDUCTOR MATERIAL AND THAT POSSESS EQUIVALENT OR BETTER MECHANICAL STRENGTH AND INSULATION RATINGS THAN UNSPLICED CONDUCTORS.
 O. INSTALL WIRING AT OUTLETS WITH AT LEAST 12 INCHES OF SLACK CONDUCTOR AT EACH OUTLET.
 P. CONNECT OUTLET AND COMPONENT CONNECTIONS TO WIRING SYSTEMS AND TO GROUND. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS, ACCORDING TO MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. IF MANUFACTURER'S TORQUE VALUES ARE NOT INDICATED, USE THOSE SPECIFIED IN UL 486A.

3.5 IDENTIFICATION
 A. PROVIDE ENGRAVED 3 LAYER LAMINATE PLASTIC NAMEPLATES FOR PANELBOARDS, DISCONNECT SWITCHES AND ALL SIMILAR DEVICES.
 B. COLOR-CODE 208Y/120-VOLT SYSTEM SECONDARY SERVICE, FEEDER, AND BRANCH-CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM AS FOLLOWS:
 1. PHASE A: BLACK
 2. PHASE B: RED
 3. PHASE C: BLUE
 4. NEUTRAL: WHITE
 5. GROUND: GREEN

3.6 STARTUP SERVICES
 CONTRACTOR SHALL ALLOT A MINIMUM OF 2 HOURS FOR STARTUP SERVICES. START AND OPERATE ALL SYSTEMS AS REQUIRED BY THE OWNER. INSTRUCT OWNER'S REPRESENTATIVE ON THE PROPER OPERATION AND MAINTENANCE OF THE SYSTEMS AND EQUIPMENT.

3.7 OPERATING AND MAINTENANCE INSTRUCTIONS (O+M MANUAL)
 PREPARE THREE (3) COPIES FOR ALL EQUIPMENT.

3.8 RECORD AS-BUILTS
 PROVIDE (1) CLEAN, LEGIBLE COPY OF DRAWINGS TO ENGINEER INDICATING ALL DEVIATIONS FROM INITIAL DESIGN (AS-BUILT CONDITIONS).

END OF SECTION



8/12/2015

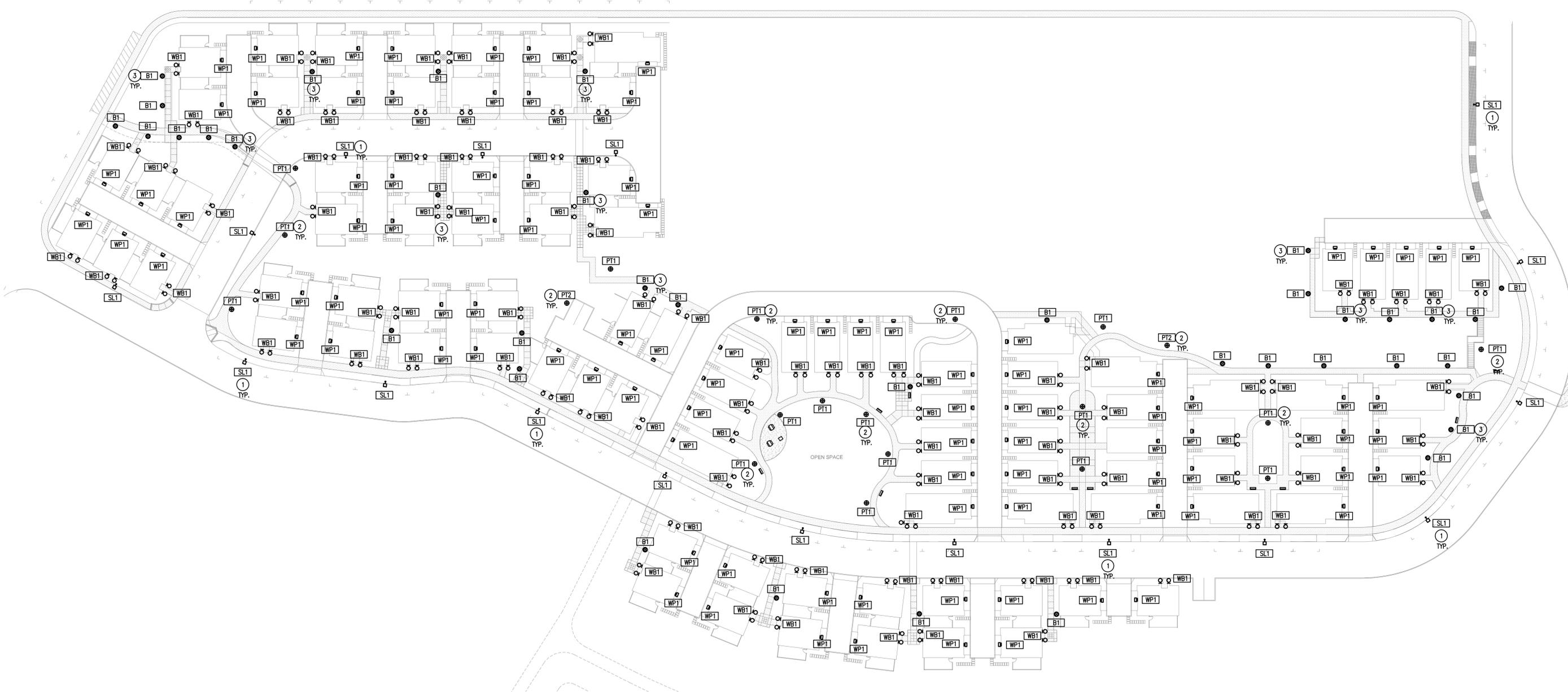
GENERAL SITE NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ALL EXTERIOR LIGHTING IS TO BE ROUTED THROUGH A LIGHTING CONTACTOR. LOCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FIXTURE(S). PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTACTOR CABINET.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE UTILITY WORK REQUIRED BY LOCAL ELECTRICAL UTILITY AND SHALL FORWARD WORK ORDER INVOICE TO OWNER FOR PAYMENT.

SITE KEY NOTES:

1. REFER TO CITY OF HAYBURN CALIFORNIA DEPARTMENT OF PUBLIC WORKS STANDARD LIGHTING DETAIL SD-120 FOR SPECIFIC INFORMATION DETAILING STREET LIGHT POLE REQUIREMENTS.
2. REFER TO DETAIL 1, SHEET E0.00 FOR TYPICAL POST TOP LIGHT FIXTURE DETAIL.
3. REFER TO DETAIL 2, SHEET E0.00 FOR BOLLARD DETAIL.

8



SITE ELECTRICAL PLAN
SCALE: 1" = 40'-0"

NO.	REVISIONS	DATE

WARD CREEK COTTAGES - Walpert and 2nd Streets
SITE ELECTRICAL PLAN

SCALE: 1" = 40'-0"
 DATE: 06/17/2015
 DRAWN BY: CD
 REVISION:

SHEET
E1.0



6/12/2015

NO.	REVISIONS	DATE

WARD CREEK COTTAGES - Walpert and 2nd Streets

SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

DATE: 06/17/2015

DRAWN BY: CD

REVISION:

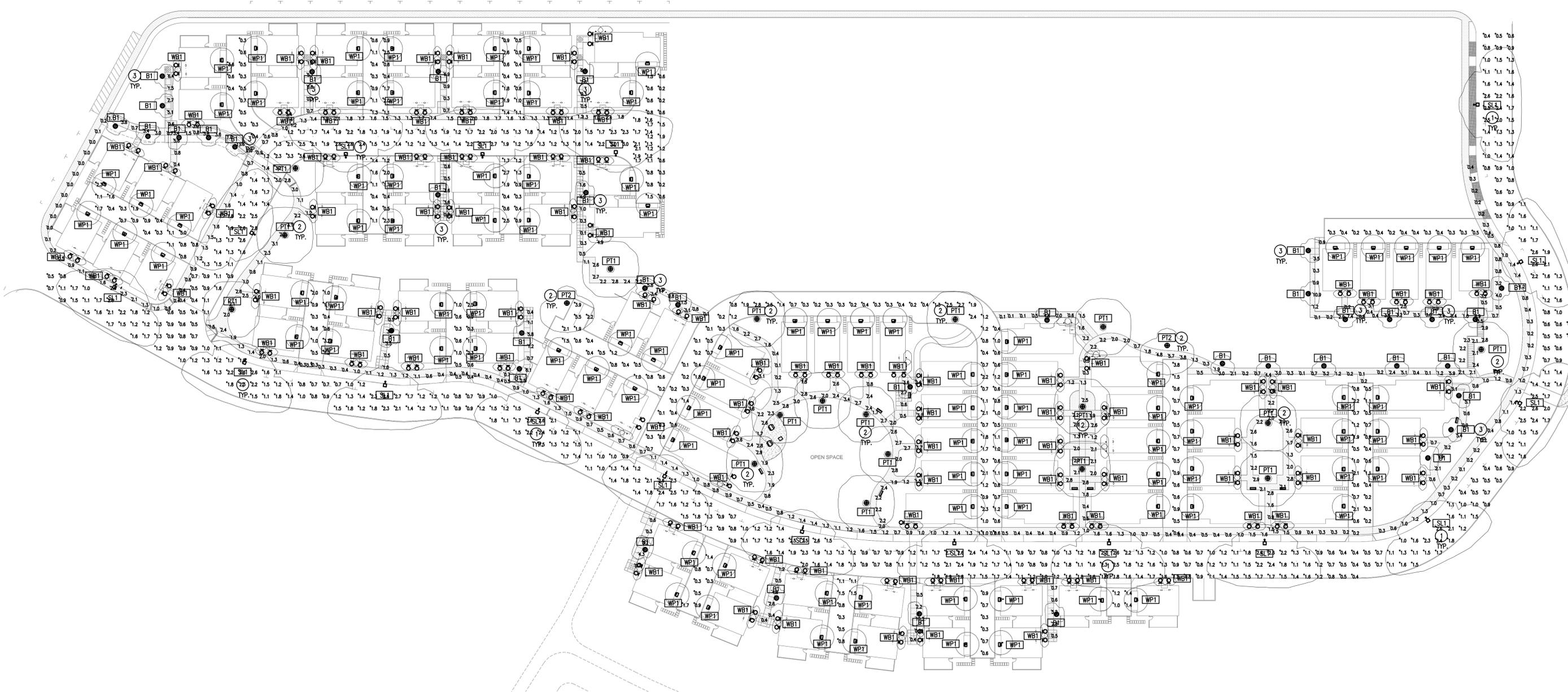
SHEET **E1.1**

GENERAL NOTES:

- VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDELS.
- LUMINAIRE SCHEDULE PROVIDED ON THIS SHEET IS FOR REFERENCE PURPOSES ONLY. FOR DETAILED INFORMATION SUCH AS MANUFACTURER AND PART NUMBER, REFER TO THE LUMINAIRE SCHEDULE ON SHEET Ex.xx.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
○	B1	38	Antique Street Lamps	TLR1810 18LED 700MA 41K GCF R3	TLR1810 LED, 2 MODULES, 18 LED, 700mA, 4100K, TYPE 3 OPTIC.	18 22W LED ARRAY	1	1040.014	23
○	PT1	2	Antique Street Lamps	TLR15 48LED 350mA 40K GCF R4 120 DBL	RESONANCE 1.5 48LED 350mA 4000K FLAT LENS TYPE 4 120 DBL TEMP 50.3C	ONE 58.5-WATT LED, PENDANT DOWNLIGHT POS.	1	4221.929	59
○	PT2	18	Antique Street Lamps	TLR15 48LED 350mA 40K GCF R5 120 DBL	RESONANCE 1.5 48LED 350mA 4000K FLAT LENS TYPE 5 120 DBL TEMP 52.7C	ONE 58.5-WATT LED, PENDANT DOWNLIGHT POS.	1	4515.78	59
□	SL1	17	Cree Inc	BXSPBx2ME40K-xxxxxx CONFIGURED FROM BXSPBx2ME40K-xxxxxx or XSPBx2ME40K-xxxxxx	CONFIGURED FROM Cree XSP Series Area/Street Luminaire, Double Module, Type II Medium, 4000K, 8 Input Power Designator	CONFIGURED FROM Five type MDA LEDs	1	9611.786	101
□	WB1	194	Lithonia Lighting	OLLWD	OUTDOOR LED WALL DOWNLIGHT CYLINDER WITH 4000K LENS AND POLYCARBONATE LENSES	LED	1	263.5878	9
□	WP1	97	Lithonia Lighting	WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	1	1277.289	16

Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Private Drive Aisle	0.9 fc	5.5 fc	0.1 fc	55.0:1	9.0:1	0.2:1
Sidewalk	1.7 fc	11.6 fc	0.0 fc	N/A	N/A	0.1:1
Street	1.4 fc	3.6 fc	0.3 fc	12.0:1	4.7:1	0.4:1



SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"



ANTIQUE STREET LAMPS **RESONANCE BOLLARD 1.0 LED** **TLRC10**

CONSTRUCTION: The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge hidden from view. Roof and shade are attached with silicone gaskets. All exposed hardware is weather resistant. The luminaire has a rugged finish that is resistant to corrosion. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance.

OPTICS: The luminaire is designed to provide uniform light distribution and uniform illumination. The luminaire is designed to provide uniform light distribution and uniform illumination. The luminaire is designed to provide uniform light distribution and uniform illumination.

ELECTRICAL: The luminaire is designed to provide uniform light distribution and uniform illumination. The luminaire is designed to provide uniform light distribution and uniform illumination. The luminaire is designed to provide uniform light distribution and uniform illumination.

FINISH: The luminaire is designed to provide uniform light distribution and uniform illumination. The luminaire is designed to provide uniform light distribution and uniform illumination. The luminaire is designed to provide uniform light distribution and uniform illumination.

ORDERING GUIDE:

Series	Lumen Package	LED Color	Lens	Distribution	Voltage	Options
TLRC10	49LED 350MA	30K	R2	TYPE I	120	SF SINGLE FUSE
	49LED 350MA	40K	R2	TYPE I	120	DF DOUBLE FUSE
	49LED 350MA	50K	R2	TYPE I	120	SPDKVY SURGE PROTECTION

ANTIQUE STREET LAMPS **RESONANCE 1.5 LED** **TLRC15**

CONSTRUCTION: The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge hidden from view. Roof and shade are attached with silicone gaskets. All exposed hardware is weather resistant. The luminaire has a rugged finish that is resistant to corrosion. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance.

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ORDERING GUIDE:

Series	Lumen Package	LED Color	Distribution	Voltage	Lens	Options
TLRC15	49LED 350MA	30K	R2	TYPE 2	120	SF SINGLE FUSE
	49LED 350MA	40K	R2	TYPE 2	120	DF DOUBLE FUSE
	49LED 350MA	50K	R2	TYPE 2	120	SPDKVY SURGE PROTECTION

ANTIQUE STREET LAMPS **RESONANCE 1.5 LED** **TLRC15**

CONSTRUCTION: The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge hidden from view. Roof and shade are attached with silicone gaskets. All exposed hardware is weather resistant. The luminaire has a rugged finish that is resistant to corrosion. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance. The luminaire is designed for long life and low maintenance.

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ORDERING GUIDE:

Series	Lumen Package	LED Color	Distribution	Voltage	Lens	Options
TLRC15	49LED 350MA	30K	R2	TYPE 3	120	SF SINGLE FUSE
	49LED 350MA	40K	R2	TYPE 3	120	DF DOUBLE FUSE
	49LED 350MA	50K	R2	TYPE 3	120	SPDKVY SURGE PROTECTION

Cast Aluminum Posts extruded shafts **PEACHTREE Series 18" hex. smooth base**

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ORDERING GUIDE:

Series	Lumen Package	LED Color	Distribution	Voltage	Lens	Options
PK PT18 12 54 ANK	49LED 350MA	30K	R2	TYPE 3	120	SF SINGLE FUSE
	49LED 350MA	40K	R2	TYPE 3	120	DF DOUBLE FUSE
	49LED 350MA	50K	R2	TYPE 3	120	SPDKVY SURGE PROTECTION

LITHONIA LIGHTING **Outdoor General Purpose OLLWD & OLLWO** **LED WALL CEILING LIGHT**

FEATURES & SPECIFICATIONS:

- High quality materials meet the highest standards for outdoor use.
- Available in multiple colors and finishes.
- Available in multiple sizes and configurations.
- Available in multiple mounting options.
- Available in multiple voltage options.
- Available in multiple lumen package options.
- Available in multiple LED color options.
- Available in multiple lens options.
- Available in multiple distribution options.
- Available in multiple voltage options.
- Available in multiple options.

ORDERING INFORMATION:

Series	Height	Color Temperature (CCT)	Voltage	Finish
OLLWD	12" or 18"	3000K, 4000K, 5000K	120V, 277V	Black, White

SERIES

SELECT YOUR OPTIONS FROM

- TLRC10 Luminaire-Resonance Bollard 1.0

LUMEN PACKAGE

SELECT YOUR OPTIONS FROM

- 49LED 350MA
- 49LED 700MA
- 63LED 350MA
- 63LED 700MA

LED COLOR

SELECT YOUR OPTIONS FROM

- 30K
- 40K
- 50K

DISTRIBUTION

SELECT YOUR OPTIONS FROM

- R2 Type I
- R3 Type II
- R4 Type IV
- R5 Type V

HOUSE SIDE STREET SIDE

TYPE II Distributes light evenly about all directions. Ideal for street lighting.

TYPE III Provides light forward and slightly to the sides. Ideal for street lighting.

TYPE IV Provides light forward and slightly to the sides. Ideal for street lighting.

TYPE V Provides light forward and slightly to the sides. Ideal for street lighting.

FINISH

SELECT YOUR OPTIONS FROM

- 18LED 350MA
- 18LED 700MA

SERIES

SELECT YOUR OPTIONS FROM

- TLRC15 Luminaire-Resonance 1.5 LED

LUMEN PACKAGE

SELECT YOUR OPTIONS FROM

- 49LED 350MA
- 49LED 700MA
- 63LED 350MA
- 63LED 700MA

LED COLOR

SELECT YOUR OPTIONS FROM

- 30K
- 40K
- 50K

DISTRIBUTION

SELECT YOUR OPTIONS FROM

- R2 Type I
- R3 Type II
- R4 Type IV
- R5 Type V

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TYPE V Provides light forward and slightly to the sides. Ideal for street lighting.

FINISH

SELECT YOUR OPTIONS FROM

- 30K
- 40K
- 50K

SERIES

SELECT YOUR OPTIONS FROM

- TLRC15 Luminaire-Resonance 1.5 LED

LUMEN PACKAGE

SELECT YOUR OPTIONS FROM

- 49LED 350MA
- 49LED 700MA
- 63LED 350MA
- 63LED 700MA

LED COLOR

SELECT YOUR OPTIONS FROM

- 30K
- 40K
- 50K

DISTRIBUTION

SELECT YOUR OPTIONS FROM

- R2 Type I
- R3 Type II
- R4 Type IV
- R5 Type V

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TYPE IV Provides light forward and slightly to the sides. Ideal for street lighting.

TYPE V Provides light forward and slightly to the sides. Ideal for street lighting.

FINISH

SELECT YOUR OPTIONS FROM

- 30K
- 40K
- 50K

PEACHTREE Series Cast Aluminum Posts

SHAFT TYPES

ANCHORAGE GUIDE

ORDERING INFORMATION

EXAMPLE: PK PT18 12 54 ANK Options

Post Series	Height	Finish
PK PT18	12	Black
PK PT18	18	Black
PK PT18	18	White

SHAFT TYPE

OPTIONS

EXAMPLE: WSTM LED 2A 40K 120 DDBXT

Series	Height	Color Temperature (CCT)	Voltage	Finish
WSTM LED 2A	12"	4000K	120V	Black

LITHONIA LIGHTING **WSTM LED LED Mini Wall Sconce**

Specifications Luminaire:

- Height: 5.31" (13.5cm)
- Width: 1.51" (3.8cm)
- Depth: 2.12" (5.3cm)
- Weight: 0.27 lb (122g)

ORDERING INFORMATION

Series	Height	Color Temperature (CCT)	Voltage	Finish
WSTM LED 2A	12"	3000K, 4000K, 5000K	120V, 277V	Black, White

LENS

SELECT YOUR OPTIONS FROM

- GCF Glass Flat Lens

DISTRIBUTION

SELECT YOUR OPTIONS FROM

- R3 Type III
- R4 Type IV
- R5 Type V

HOUSE SIDE STREET SIDE

TYPE III Provides light forward and slightly to the sides. Ideal for street lighting.

TYPE IV Provides light forward and slightly to the sides. Ideal for street lighting.

TYPE V Provides light forward and slightly to the sides. Ideal for street lighting.

VOLTAGE

SELECT YOUR OPTIONS FROM

- MVOLT 120-277vac

ELECTRICAL OPTIONS

SELECT YOUR OPTIONS FROM

- SF Single Fusing 120, 240 or 480 volt only
- DF Double Fusing 208, 240 or 480 volt only
- SPDKVY Surge Protection
- SPDI0KVY Surge Protection

FINISH

SELECT YOUR OPTIONS FROM

- DBL Black
- DBR Dark Bronze
- DNA Natural Aluminum
- DWH White
- CM Custom Match
- CS Custom Select (RAL colors)

VOLTAGE

SELECT YOUR OPTIONS FROM

- 120 120/160v
- 208 208/160v
- 240 240/160v
- 277 277/160v
- 347 347/160v
- 480 480/160v
- MVOLT

LENS

SELECT YOUR OPTIONS FROM

- GCF Glass Flat Lens

OPTIONS

SELECT YOUR OPTIONS FROM

- SF Single Fusing
- DF Double Fusing
- SPDKVY Surge Protection
- SPDI0KVY Surge Protection

VOLTAGE

SELECT YOUR OPTIONS FROM

- 120 120/160v
- 208 208/160v
- 240 240/160v
- 277 277/160v
- 347 347/160v
- 480 480/160v
- MVOLT

LENS

SELECT YOUR OPTIONS FROM

- GCF Glass Flat Lens

OPTIONS

SELECT YOUR OPTIONS FROM

- SF Single Fusing
- DF Double Fusing
- SPDKVY Surge Protection
- SPDI0KVY Surge Protection

XSP Series Area

MAKING THE SWITCH TO LED LIGHTING IS AN EASY DECISION.

FEATURES:

- Improved illumination performance
- Significant energy and maintenance savings
- Eliminates the relamping cycle
- Field adjustable beam angle for increased flexibility
- 10-year limited warranty

APPLICATIONS:

- Airport, auto dealership, corporate & office, education, government, healthcare, industrial & warehouse, municipal, parking, pedestrian, petroleum & convenience stores, recreation & public services, restaurants & hospitality, retail & grocery

XSP Series Area

ORDERING INFORMATION

Series	Height	Color Temperature (CCT)	Voltage	Finish
XSP Series	12"	3000K, 4000K, 5000K	120V, 277V	Black, White

YOU MAY ALSO BE INTERESTED IN:

ACCESSORY INFORMATION:

REVISIONS

NO.	DATE	REVISIONS



8/12/2015

NO.	DATE	REVISIONS

WARD CREEK COTTAGES - Walpert and 2nd Streets

LIGHT FIXTURE SPECIFICATION SHEETS

SCALE: N.T.S.
DATE: 06/17/2015
DRAWN BY: CD
REVISION: