

PRELIMINARY LANDSCAPE KEYNOTES

SHADE STUDY CALCULATIONS

PROJECT:	BAYSIDE HR PARCEL 49	10/21/2022
HR PARCEL 49 ENTIRE SITE		
STANDARD STALLS	1,527	412,290
COMPACT STALLS	281	70,812
HANDICAP STALLS	66	23,760
TOTAL PAVED PARKING AREA:		506,862
TOTAL SHADE REQUIRED:	50%	253,431
TOTAL SHADE PROVIDED:		266,146
TOTAL SHADE PERCENTAGE		53%

SYMBOL	PATTERN	QTY.	UNIT	IN S.F.	TOTAL S.F.
30 TO 35' TREES					
Pistacia c., Zelkova s., Quercus v.,	35-I	114	X	961	109,554
Quercus w.,	35-P	189	X	481	90,909
	35-N	48	X	240	11,520
25' TO 30' TREES					
Quercus r., Pinus e.	30-I	0	X	707	0
	30-P	24	X	354	8,496
	30-N	0	X	177	0
20' TO 25' TREES					
Pyrus c.	25-I	1	X	491	491
	25-P	59	X	246	14,514
	25-N	0	X	123	0
15' TO 20' TREES					
Quercus r.,	20-I	0	X	314	0
	20-P	33	X	157	5,181
	20-N	0	X	79	0
10' TO 15' TREES					
Cotinus c., Laurus n., Chiloopsis l.,	15-I	49	X	177	8,673
Rhaphiolepis l., Cercis c.,	15-P	186	X	88	16,368
Lagerstroemia i	15-N	10	X	44	440
TOTAL					266,146

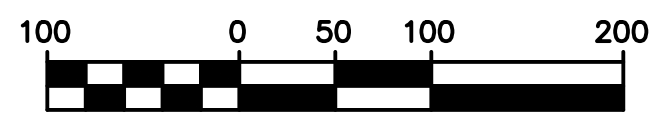
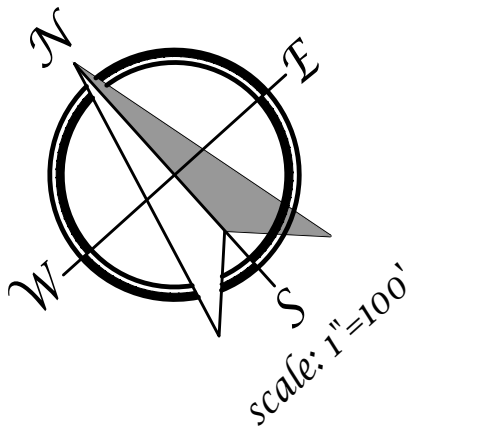
SHADE STUDY CALCULATIONS

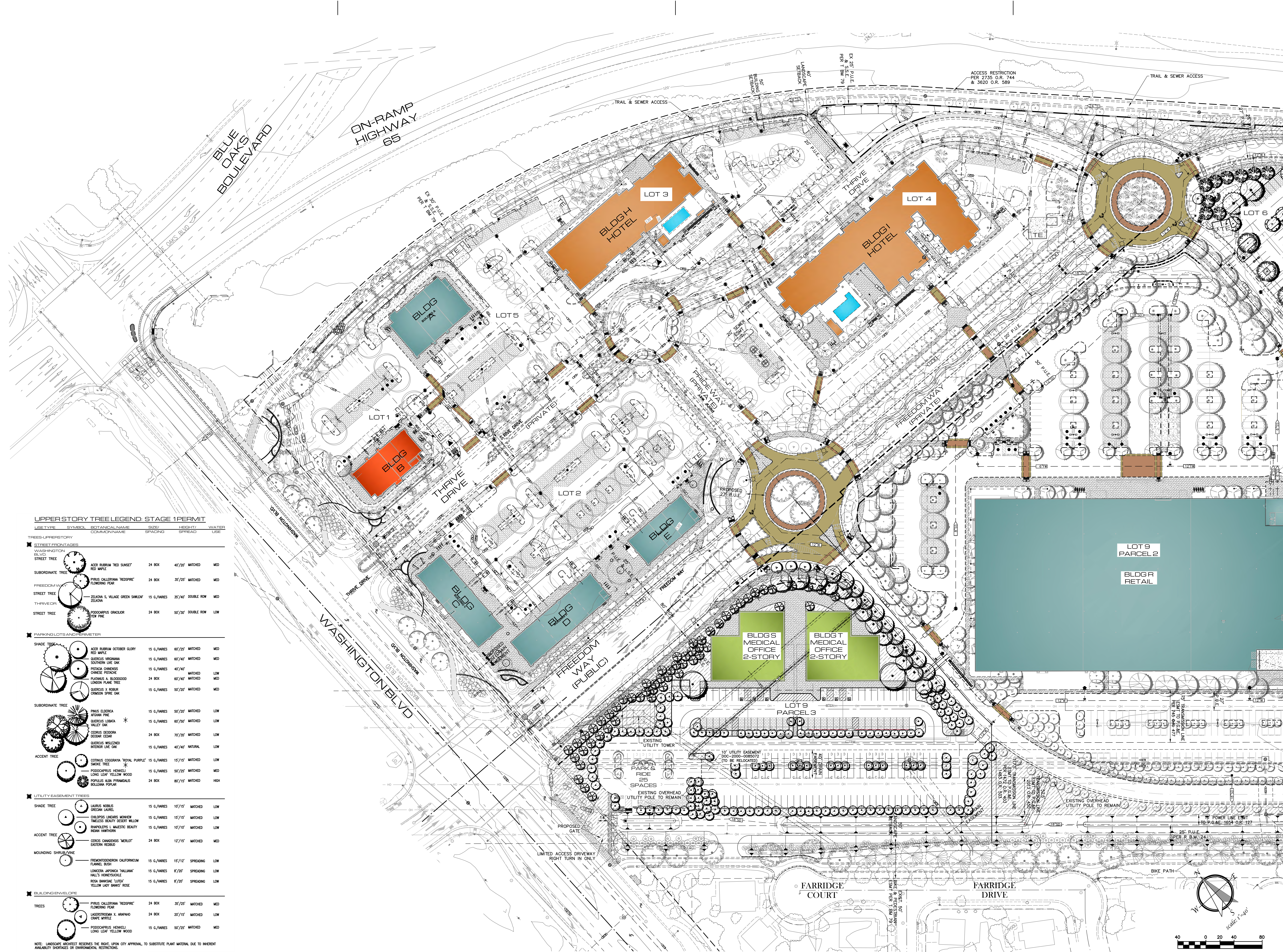
PROJECT:	BAYSIDE HR PARCEL 49	10/21/2022
LOT 6 BLDG. M, LOT 9 BLDG. S & T		
STANDARD STALLS	171	46,170
COMPACT STALLS	34	8,568
HANDICAP STALLS	8	2,880
TOTAL PAVED PARKING AREA:		57,618
TOTAL SHADE REQUIRED:	50%	28,809
TOTAL SHADE PROVIDED:		17,236
TOTAL SHADE PERCENTAGE		30%

SYMBOL	PATTERN	QTY.	UNIT	IN S.F.	TOTAL S.F.
30 TO 35' TREES					
Pistacia c., Zelkova s., Quercus v.,	35-I	3	X	961	2,883
Quercus w.,	35-P	1	X	481	481
	35-N	6	X	240	1,440
25' TO 30' TREES					
Quercus r., Pinus e.	30-I	0	X	707	0
	30-P	0	X	354	0
	30-N	0	X	177	0
20' TO 25' TREES					
Pyrus c.	25-I	1	X	491	491
	25-P	3	X	246	738
	25-N	0	X	123	0
15' TO 20' TREES					
Quercus r.,	20-I	0	X	314	0
	20-P	0	X	157	0
	20-N	0	X	79	0
10' TO 15' TREES					
Cotinus c., Laurus n., Chiloopsis l.,	15-I	27	X	177	4,779
Rhaphiolepis l., Cercis c.,	15-P	70	X	88	6,160
Lagerstroemia i	15-N	6	X	44	264
TOTAL					17,236

- A. **STREETSCAPE DESIGN INTENT** – Streetscape will be consistent with other projects within the area. Washington Blvd. Incorporates double Row of trees per the Specific Plan requirements. The Acer rubrum was substituted for the Coast Live Oak as it is smaller and more compatible with the storm drain structures to the east. Freedom Way will incorporate the use of Double Row of Zelkova serrata Village Green trees along with massed planted under story of shrubs for interest, color, and accenting pedestrian paths. Freedom Way terminates in a roundabout with and vertical accent trees and color massed planting. Shrub masses will utilize drought tolerant species where appropriate.
- B. **ENTRY TREATMENT** – Entry will be highlighted by grove of Cercis canadensis 'Merlot' in a double row and a turf area with low background planting. Monument signage will flank entry and at Freedom Way and Thrive Dr. intersections. Under story will be low and conforming to an undulated ground contour, while maintaining sight lines. Use of colorful plant materials will further enhance and define the entries, along with drought tolerant species where appropriate.
- C. **BUILDING ZONE** – Focus is on connectivity for pedestrians. A variety of columnar and small scale trees with low contrasting shrub forms will be used to add interest, color, and texture. Several outdoor plaza spaces with tree wells will be incorporated between Buildings.
- D. **SCREENING INTENT** – Primary planting along the south property lines are restricted in height due to overhead power line easement. However, an existing berm has been used to further mitigate views into project. Primary planting consist of large evergreen tress located outside of overhead power easement and overhead utility compatible tees, Laurus nobilis and Rhaphiolepis Majestic Beauty for year round buffering of power lines and towers, and medium height shrubs to screen adjacent properties. Planting of the City owned 50' corridor has been provided where trail was reconstructed to incorporate drainage swales. Additionally, a barrier type ground planting has been used adjacent to Summerhill Park. All plant material shall be drought tolerant. A 42" open metal fence will be placed adjacent to parking lot where it abuts Summerhill Park.

- E. Protected preserve boundary area. Prior to construction of any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the preserve. All construction activity must be per city requirements.
- F. Proposed post and cable fencing
- G. Existing 36" high berm along south property line.
- H. Pedestrian access to project site from adjacent Summerhill Park.
- I. 42" high open metal fence adjacent to parking lot.
- J. **EXISTING TRAIL** – Existing trail has been modified to allow for proposed berming, overland drainage release, drainage pipe coverage, and for replacing trail back onto City property.
- K. **HIGHWAY 65 DESIGN INTENT** – The Highway 65 Corridor will be consistent with other projects in the area. Platanus acerfolia Bloodgood staggered approximately 30' O.C., intermixed with Cedrus deodara. A 5'0" wide D.G. trail is proposed within the 40' landscape setback along Hwy. 65. Trees shall not be planted min of 15' from ex. 24" sewer line. Mixed species and low forms of shrubs for interest, color, and buffering of the project from the highway. Shrub masses will utilize drought tolerant species where appropriate. Eastern boundary shall be limited to plant material as identified in the plant legend due to existing proximity of adjacent Parcel 84 Open Space. It is desired to integrate 5'0" d.g. trail within the 40' landscape setback.
- L. **PARKING LOT INTENT** – Designated trees will provide a canopy of shade. Under story plantings within the parking lot will consist of low shrubbery and/or ground covers. Pedestrian access is provided from Parking lot to adjacent existing bike trail along the south property line.
- M. Proposed Decomposed Granite walking path adjacent to north project boundary.
- N. Proposed evergreen screen trees adjacent to south side of living spaces facility.

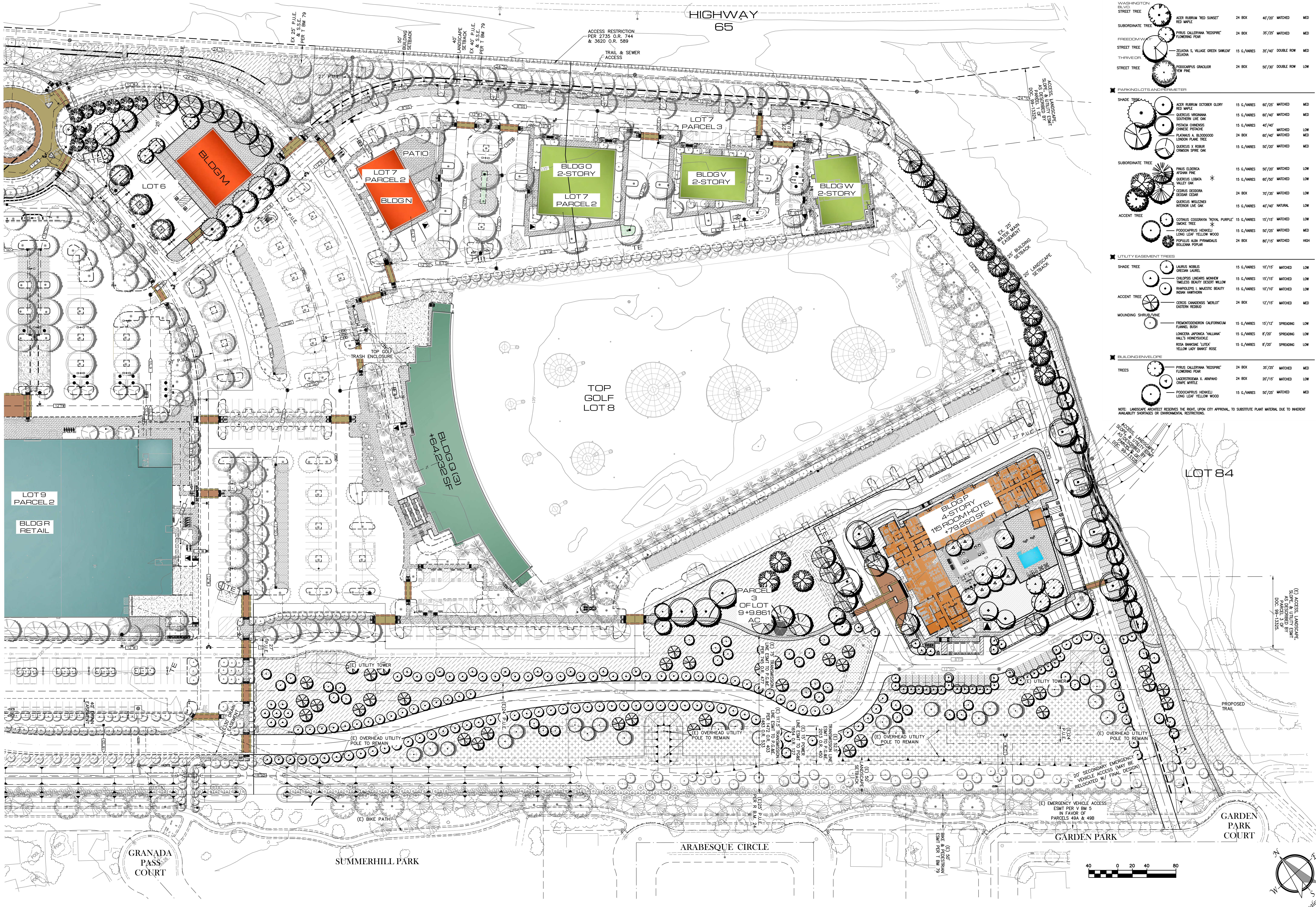




UPPER STORY TREE LEGEND: STAGE 1 PERMIT

USE TYPE	SYMBOL	BOTANICAL NAME	SIZE / SPACING	HEIGHT / SPREAD	WATER USE
TREES - UPPER STORY					
STREET TREES					
WASHINGTON BLVD STREET TREE	(Symbol)	ACER RUBRUM 'RED SUNSET' / RED MAPLE	24 BOX	40'/20'	MATCHED / MED
FREEDOMWAY STREET TREE	(Symbol)	PIRUS CALLERIANA 'RESPIRE' / FLOWERING PEAR	24 BOX	35'/25'	MATCHED / MED
THRIVE DRIVE STREET TREE	(Symbol)	ZELKOVA S. VILLAGE GREEN SMLDN / ZELKOVA	15 G./VARIES	35'/40'	DOUBLE ROW / MED
THRIVE DRIVE STREET TREE	(Symbol)	PODOCARPUS GRACILOR / YEW PINE	24 BOX	50'/30'	DOUBLE ROW / LOW
PARKING LOTS AND DRIVEWAY					
SHADE TREE	(Symbol)	ACER RUBRUM OCTOBER GLORY / RED MAPLE	15 G./VARIES	60'/20'	MATCHED / MED
SHADE TREE	(Symbol)	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 G./VARIES	60'/40'	MATCHED / MED
SHADE TREE	(Symbol)	PISTACIA CHINENSIS / CHINESE PISTACHE	15 G./VARIES	40'/40'	MATCHED / LOW
SHADE TREE	(Symbol)	PLATANUS A. BLOODGOOD / LONDON PLANE TREE	24 BOX	60'/40'	MATCHED / MED
SHADE TREE	(Symbol)	QUERCUS X ROBUR / CRIMSON SPICE OAK	15 G./VARIES	50'/20'	MATCHED / MED
SUBORDINATE TREE	(Symbol)	PIRUS ELBERGA / AFGHAN PINE	15 G./VARIES	50'/20'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	QUERCUS LORNA / VALLEY OAK	15 G./VARIES	60'/30'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	CELRUS DEODORA / DEODAR CEDAR	24 BOX	70'/30'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	QUERCUS WESCHER / INTERIOR LIVE OAK	15 G./VARIES	40'/40'	NATURAL / LOW
ACCENT TREE	(Symbol)	COTYLIUS COCOSRYA 'ROYAL PURPLE' / SHADY TREE	15 G./VARIES	15'/15'	MATCHED / LOW
ACCENT TREE	(Symbol)	PODOCARPUS HENKELI / LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25'	MATCHED / MED
ACCENT TREE	(Symbol)	POPULUS ALBA PYRAMIDUS / BULGARIAN POPLAR	24 BOX	80'/15'	MATCHED / HIGH
UTILITY EASEMENT TREES					
SHADE TREE	(Symbol)	LAURUS NOBILIS / CRESCENT LAUREL	15 G./VARIES	10'/15'	MATCHED / LOW
SHADE TREE	(Symbol)	CHENOPodium LINARIUM / MIMBROW	15 G./VARIES	15'/15'	MATCHED / LOW
SHADE TREE	(Symbol)	TIMELESS BEAUTY / DESERT WILLOW	15 G./VARIES	10'/10'	MATCHED / LOW
ACCENT TREE	(Symbol)	RHAPLODIA S. MAJESTIC BEAUTY / ROMA HAWKWOOD	24 BOX	10'/10'	MATCHED / LOW
ACCENT TREE	(Symbol)	CERCIS CANADENSIS 'MERLOT' / EASTERN REDBUD	24 BOX	12'/15'	MATCHED / MED
MOUNDING SHRUBS/VINE					
MOUNDING SHRUB/VINE	(Symbol)	FREMONTODENDRON CALIFORNICUM / FLANNEL BUSH	15 G./VARIES	15'/12'	SPREADING / LOW
MOUNDING SHRUB/VINE	(Symbol)	LONICERA JAPONICA 'WILLIAMS' / WALL'S HONEYBUCKLE	15 G./VARIES	8'/20'	SPREADING / LOW
MOUNDING SHRUB/VINE	(Symbol)	ROSA BANKSIAE 'LITEX' / YELLOW LADY BANKS ROSE	15 G./VARIES	8'/20'	SPREADING / LOW
BUILDING ENVELOPE					
TREES	(Symbol)	PIRUS CALLERIANA 'RESPIRE' / FLOWERING PEAR	24 BOX	35'/25'	MATCHED / MED
TREES	(Symbol)	LACINOSTROMA X. ANAPHNO / CRAPE MYRTLE	24 BOX	20'/15'	MATCHED / LOW
TREES	(Symbol)	PODOCARPUS HENKELI / LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25'	MATCHED / MED

NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.



UPPER STORY TREE LEGEND: STAGE 1 PERMIT

TREE TYPE	SYMBOL	BOTANICAL NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
TREES - UPPER STORY					
STREET FRONTAGES					
WASHINGTON SILVER STREET TREE	(Symbol)	ACER RUBRUM 'RED SUNSET'	24 BOX	40'/20'	MATCHED
SUBORDINATE TREE	(Symbol)	ACER RUBRUM 'RED WAVE'	24 BOX	30'/20'	MATCHED
FREEDOMWAY STREET TREE	(Symbol)	PRINUS CALIFORNICA 'RED SPICE'	24 BOX	30'/20'	MATCHED
THURVING STREET TREE	(Symbol)	ZELKOVA S. VILLAGE GREEN SARKISAN	15 G./VARES	35'/40'	DOUBLE ROW
STREET TREE	(Symbol)	QUERCUS GRACILIOR	24 BOX	50'/30'	DOUBLE ROW
PARKING LOTS AND PERIMETERS					
SHADE TREE	(Symbol)	ACER RUBRUM 'OCTOBER GLORY'	15 G./VARES	60'/25'	MATCHED
	(Symbol)	QUERCUS VIRGINICA	15 G./VARES	60'/40'	MATCHED
	(Symbol)	SOUTHERN LIVE OAK	15 G./VARES	40'/40'	MATCHED
	(Symbol)	CHINESE PARADISE	24 BOX	60'/40'	MATCHED
	(Symbol)	PLATANUS A. BLOODWOOD	15 G./VARES	50'/20'	MATCHED
	(Symbol)	CRONON PALM TREE	15 G./VARES	50'/20'	MATCHED
	(Symbol)	QUERCUS S. BOBUR	15 G./VARES	50'/20'	MATCHED
	(Symbol)	CRONON SPIRE OAK	15 G./VARES	50'/20'	MATCHED
SUBORDINATE TREE	(Symbol)	PRINUS ELDERICA	15 G./VARES	50'/20'	MATCHED
	(Symbol)	WYOMAN PINE	15 G./VARES	60'/20'	MATCHED
	(Symbol)	QUERCUS VIRGINICA	15 G./VARES	60'/20'	MATCHED
	(Symbol)	VALLEY OAK	15 G./VARES	60'/20'	MATCHED
	(Symbol)	CEDRUS DEODARA	24 BOX	70'/25'	MATCHED
	(Symbol)	ROSEAU CEDAR	15 G./VARES	40'/40'	NATURAL
	(Symbol)	QUERCUS WILSONII	15 G./VARES	40'/40'	NATURAL
ACCENT TREE	(Symbol)	COTINUS COGONIANA 'ROYAL PURPLE'	15 G./VARES	15'/15'	MATCHED
	(Symbol)	SHRUB TREE	15 G./VARES	50'/25'	MATCHED
	(Symbol)	PODOCARPUS HENKELI	15 G./VARES	50'/25'	MATCHED
	(Symbol)	LONG LEAF YELLOW WOOD	24 BOX	60'/15'	MATCHED
	(Symbol)	POPULUS ALBA PRINCEPS	15 G./VARES	60'/15'	MATCHED
	(Symbol)	BOLLANA POPLAR	15 G./VARES	60'/15'	MATCHED
UTILITY EASEMENT TREES					
SHADE TREE	(Symbol)	JUNIPUS NOBILIS	15 G./VARES	10'/15'	MATCHED
	(Symbol)	CREMA CAROLINA	15 G./VARES	15'/15'	MATCHED
	(Symbol)	CHILOPSIS LINEARIS	15 G./VARES	15'/15'	MATCHED
	(Symbol)	MONTEWILLY	15 G./VARES	10'/10'	MATCHED
	(Symbol)	DESERT WILLOW	15 G./VARES	10'/10'	MATCHED
	(Symbol)	MOON HARTSHORN	15 G./VARES	10'/10'	MATCHED
ACCENT TREE	(Symbol)	CERCIS CANADENSIS 'MERLOT'	24 BOX	12'/15'	MATCHED
	(Symbol)	EASTERN REDBUD	15 G./VARES	12'/15'	MATCHED
MOULDING SHRUB/VINE	(Symbol)	FRANKLINIA ALABAMA	15 G./VARES	15'/12'	SPREADING
	(Symbol)	CALIFORNIA FERN	15 G./VARES	8'/20'	SPREADING
	(Symbol)	LONGLEAF YEW	15 G./VARES	8'/20'	SPREADING
	(Symbol)	HALL'S HONEYBUCKLE	15 G./VARES	8'/20'	SPREADING
	(Symbol)	ROSA GANDENSIS 'LUTICEA'	15 G./VARES	8'/20'	SPREADING
	(Symbol)	YELLOW GARDEN ROSE	15 G./VARES	8'/20'	SPREADING
BUILDING ENVELOPE					
TREES	(Symbol)	PRINUS CALIFORNICA 'RED SPICE'	24 BOX	30'/25'	MATCHED
	(Symbol)	FLORINDIA	24 BOX	20'/15'	MATCHED
	(Symbol)	LACINOSTROMA X. ARAPAHO	15 G./VARES	20'/15'	MATCHED
	(Symbol)	CRANE WISKEY	15 G./VARES	50'/25'	MATCHED
	(Symbol)	PODOCARPUS HENKELI	15 G./VARES	50'/25'	MATCHED
	(Symbol)	LONG LEAF YELLOW WOOD	15 G./VARES	50'/25'	MATCHED

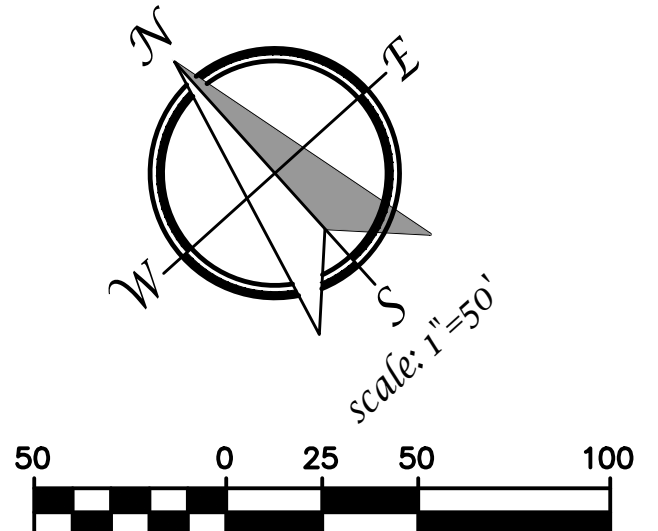
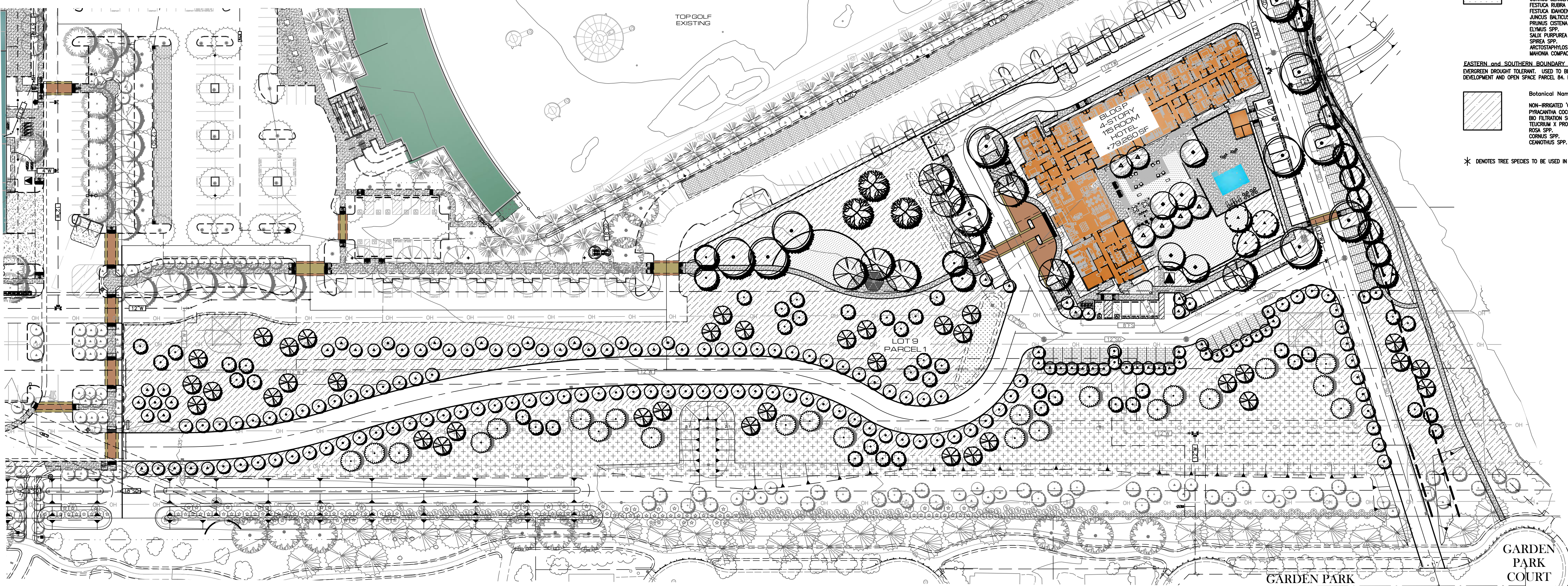
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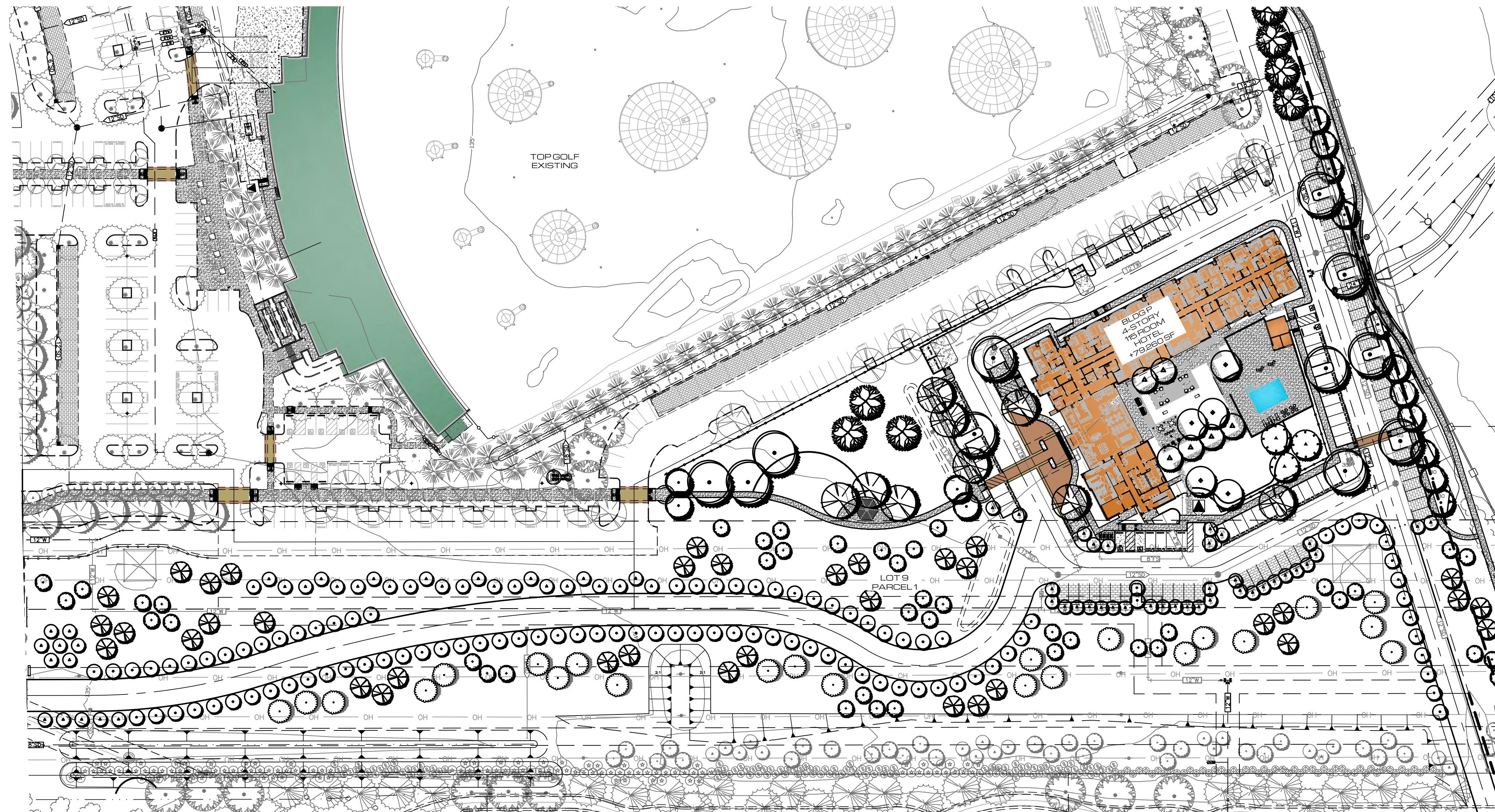
PLANT LIST AND LEGEND: STAGE 2 PERMIT

USE TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
TREES-UPPERSTORY						
STREET FRONTAGES						
WASHINGTON BLVD STREET TREE		NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT UPON CITY APPROVAL TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.				
		ACER RUBRUM 'RED SUNSET'	RED MAPLE	24 BOX	40'/20'	MATCHED MED
SUBORDINATE TREE		PYRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	24 BOX	35'/25'	MATCHED MED
FREEDOMWAY						
STREET TREE		ZELKOWA S. VILLAGE GREEN SAWLEAF	ZELKOWA	15 G./VARIES	35'/40'	DOUBLE ROW MED
THRIVE OR		PODOCARPUS GRAUOLIOR	TEW PINE	24 BOX	50'/30'	DOUBLE ROW LOW
PARKING LOTS AND PERIMETER						
SHADE TREE		ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	15 G./VARIES	60'/25'	MATCHED MED
		QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 G./VARIES	60'/40'	MATCHED MED
		PISTACHIA CHINENSIS	CHINESE PISTACHE	15 G./VARIES	40'/40'	MATCHED LOW
		PLATANUS A. BLOODGOOD	LONDON PLANE TREE	24 BOX	60'/40'	MATCHED MED
		QUERCUS X ROBUR	CRIMSON SPIRE OAK	15 G./VARIES	50'/20'	MATCHED MED
SUBORDINATE TREE		PINUS ELDERICA	AFGHAN PINE	15 G./VARIES	50'/20'	MATCHED LOW
		QUERCUS LOBATA	VALLEY OAK	15 G./VARIES	60'/30'	MATCHED LOW
		CEDRUS DEODORA	DEODAR CEDAR	24 BOX	70'/35'	MATCHED LOW
		QUERCUS WISLIZENI	INTERIOR LIVE OAK	15 G./VARIES	40'/40'	NATURAL LOW

USE TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
PARKING LOTS AND PERIMETER						
ACCENT TREE		COTINUS COGORAWA	ROYAL PURPLE 15 G./VARIES	15'/15'	MATCHED	LOW
		SMOKE TREE				
		PODOCARPUS HENKELI	LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25'	MATCHED MED
		POPULUS ALBA PYRAMIDALIS	BOLLEANA POPLAR	24 BOX	80'/15'	MATCHED HIGH
UTILITY EASEMENT TREES						
SHADE TREE		LAURUS NOBILIS	GRECOAN LAUREL	15 G./VARIES	10'/15'	MATCHED LOW
		CHALCOPHYS LINEARIS	MONHEW TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15'	MATCHED LOW
ACCENT TREE		RHAPLOLEPS L. MAJESTIC BEAUTY	INDIAN HAWTHORN	15 G./VARIES	10'/10'	MATCHED LOW
		CERCIS CANADENSIS 'MERLOT'	EASTERN REDBUD	24 BOX	12'/15'	MATCHED MED
MOUNDING SHRUB/VINE		FREMONTODENDRON CALIFORNICUM	FLAMEL BUSH	15 G./VARIES	15'/12'	SPREADING LOW
		LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	15 G./VARIES	8'/20'	SPREADING LOW
		ROSA BANKSIAE 'LITEA'	YELLOW LADY BANKS' ROSE	15 G./VARIES	8'/20'	SPREADING LOW
BUILDING ENVELOPE						
TREES		PYRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	24 BOX	35'/25'	MATCHED MED
		LAGERSTROEMIA X. ARAPAHO	CRAPE MYRTLE	24 BOX	20'/15'	MATCHED LOW

USE TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
SHRUB AND GROUNDCOVERS						
BACKGROUND OR FOUNDATION SHRUB MATERIAL						
EVERGREEN, LARGE SHRUBS TO 8'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.						
		ARCHISTAPHYLOS H. MCMURRI		1 1/2 GAL	35.o.c.	LOW
		ARBUUS U. COMPACTA		1 1/2 GAL	35.o.c.	LOW
		GREVILLEA CANBERRA		1 1/2 GAL	60.o.c.	LOW
		HELIUM GLEADERS 'MRS. ROEDING'		1 1/2 GAL	60.o.c.	LOW
		FRANKIA CALIFORNICA		1 1/2 GAL	60.o.c.	LOW
		RHAPLOLEPS JACK EVANS		5 GAL	60.o.c.	MOD LOW
		XYLOPIA G. 'COMPACTA'		5 GAL	35.o.c.	LOW
FACER SHRUB MATERIAL						
EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0" USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.						
		Ceanothus spp.		1 1/2 GAL	35.o.c.	LOW
		RHAMNUS 'SM BRUNO'		5 GAL	40.o.c.	LOW
		COSTUS SP.		1 1/2 GAL	50.o.c.	LOW
		CALLISTEMON LITTLE JOHN		1 GAL	40.o.c.	MOD
		RHAMNOLIPS SPP.		1 1/2 GAL	40.o.c.	MOD
		ROSMARINUS O. TUSCAN BLUE		1 GAL	35.o.c.	LOW
ACCENT SHRUB MATERIAL						
EVERGREEN OR PERENNIAL SHRUBS TO 3'-0", SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.						
		HESPERALOE SPP.		1 GAL	18"o.c.	MED
		DIETES SP.		1 GAL	35.o.c.	LOW
		HEMEROCALLIS HYBRIDS		1 GAL	20.o.c.	MED
		LAWNODIA SP.		1 GAL	20.o.c.	LOW
		MANISIA A. 'COMPACTA'		1 1/2 GAL	35.o.c.	LOW
		CALLISTEMON LITTLE JOHN		1 GAL	35.o.c.	MED
		MANISIA 'HARSHOUR DWARF'		1 GAL	20.o.c.	LOW
		FENESTRUM SP.		1 GAL	20.o.c.	LOW
GROUND COVER MATERIAL						
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.						
		ARCTOSTAPHYLOS SP.		1 GAL	35"o.c.	LOW
		BACCHARIS PILLULARIS		1 GAL	24"o.c.	LOW
		COPROSMIA X. NIKRA		1 GAL	36"o.c.	MED
		MANISIA H. DWARF		1 GAL	36"o.c.	LOW
		ROSMARINUS O. 'PROSTRATUS'		1 GAL	36"o.c.	MED
		ROSA 'FLOWER GAZETTE' SP.		1 GAL	24"o.c.	MED
		TRACHELOSPERMUM JASMINOIDES		1 GAL	36"o.c.	MED
		LONICERA INTERRUPTA		1 GAL	24"o.c.	MED
		ROSA SPP.		1 GAL	24"o.c.	LOW
		TURF SOODED - 'TOLERIO' TURF TYPE		---	---	HIGH
		DWARF FESCUE		---	---	MED
		TURF SOODED - 'NO MOW FESCUE'		---	---	---
		NON-IRRIGATED HYDROSEED - PC SEED		---	---	---
		GREEN TO GOLD BLEND W/WILDFLOWERS		---	---	---
WATER QUALITY AREAS						
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.						
		CORNUS SERICEA		1 GAL	4"o.c.	MOD
		FESTUCA RUBRA		1 GAL	18"o.c.	LOW
		FESTUCA IDAHOENSIS		1 GAL	18"o.c.	LOW
		JUNCUS BALTICUS		1 GAL	18"o.c.	LOW
		PRUNUS COSTEM		1 GAL	18"o.c.	LOW
		ELYMUS SPP.		1 GAL	18"o.c.	MOD
		SALIX PURPUREA		1 GAL	3"o.c.	LOW
		SPIREA SPP.		1 GAL	36"o.c.	LOW
		ARCTOSTAPHYLOS LM URIS		1 GAL	36"o.c.	LOW
		MANISIA COMPACTA		1 GAL	3"o.c.	LOW
EASTERN and SOUTHERN BOUNDARY EDGE PLANTING-(EXISTING)						
EVERGREEN DROUGHT TOLERANT. USED TO BLANKET LARGER AREAS AND AS A TRANSITION BUFFER BETWEEN DEVELOPMENT AND OPEN SPACE PARCEL B4. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.						
		NON-IRRIGATED 'GREEN/GOLD BLEND'		SEED	NA	V. LOW
		PHYCACATHA COCCINEA 'LIMBYI'		1 GAL	35.o.c.	LOW
		BIO FILTRATION SOD		SOD	SOD	MOD
		TELEKIMIA X. PROSTRATA		1 GAL	24"o.c.	LOW
		ROSA SPP.		1 GAL	35.o.c.	LOW
		CORNUS SPP.		1 GAL	20.o.c.	LOW
		CEANOETHUS SPP.		1 GAL	30.o.c.	MOD
				1 GAL	30.o.c.	LOW





LOT 9 - BLDG. P PARKING LOT SHADE STUDY

SCALE: 1"=60'0"

SHADE STUDY CALCULATIONS

PROJECT: BAYSIDE HR PARCEL 49 10/21/2022

LOT 9 BLDG. P			
STANDARD STALLS	117		31,590
COMPACT STALLS	1		252
HANDICAP STALLS	5		1,800
TOTAL PAVED PARKING AREA:			33,642
TOTAL SHADE REQUIRED:	50%		16,821
TOTAL SHADE PROVIDED:			19,738
TOTAL SHADE PERCENTAGE			59%

SYMBOL	PATTERN	QTY.	UNIT	IN S.F.	TOTAL S.F.
30' TO 35' TREES					
Pistacia c., Zelkova s., Quercus v.	35-I	8	X	961	7,688
Quercus w.,	35-P	10	X	481	4,810
	35-N	0	X	240	0
25' TO 30' TREES					
Quercus r., Pinus e.	30-I	0	X	707	0
	30-P	11	X	354	3,894
	30-N	0	X	177	0
20' TO 25' TREES					
Pyrus c.	25-I	0	X	491	0
	25-P	0	X	246	0
	25-N	0	X	123	0
15' TO 20' TREES					
Quercus r.,	20-I	0	X	314	0
	20-P	0	X	157	0
	20-N	0	X	79	0
10' TO 15' TREES					
Cotinus c., Laurus n., Chilopsis l.,	15-I	2	X	177	354
Rhapiolepis l., Cercis c.,	15-P	34	X	88	2,992
Lagerstroemia i	15-N	0	X	44	0
TOTAL					19,738



LUMEC LUMILOK DECORATIVE LAMP*



BIKE



GARDCO FULL CUTOFF BOLLARD

GARDCO PUREFORM PARKING LOT FIXTURE



TRASH

PLANT LIST AND LEGEND: STAGE 2 PERMIT

USE TYPE	SYMBOL	BOTANICAL NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
TREES-UPPERSTORY					
NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.					
STREET TREE		ACER RUBRUM 'RED SUNSET' RED MAPLE	24 BOX	40'/20'	MATCHED MED
SUBORDINATE TREE		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25'	MATCHED MED
STREET TREE		ZELKOVA S. VILAGE GREEN SHAWLEAF ZELKOVA	15 G./VARIES	35'/40'	DOUBLE ROW MED
STREET TREE		PODOCARPUS GRACILIOR YEW PINE	24 BOX	50'/30'	DOUBLE ROW LOW
PARKING LOTS AND PERIMETER					
SHADE TREE		ACER RUBRUM OCTOBER GLORY RED MAPLE	15 G./VARIES	60'/25'	MATCHED MED
		QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 G./VARIES	60'/40'	MATCHED MED
		PISTACIA CHINENSIS CHINESE PISTACHE	15 G./VARIES	40'/40'	MATCHED LOW
		PLATANUS A. BLOODGOOD LONDON PLANE TREE	24 BOX	60'/40'	MATCHED MED
		QUERCUS X ROBUR CRIMSON SPYRE OAK	15 G./VARIES	50'/20'	MATCHED MED
SUBORDINATE TREE		PRINUS ELDERICA PINE	AFGHAN 15 G./VARIES	50'/20'	MATCHED LOW
		QUERCUS LOBATA VALLEY OAK	15 G./VARIES	60'/50'	MATCHED LOW
		CEDRUS DEODORA DEODAR CEDAR	24 BOX	70'/35'	MATCHED LOW
		QUERCUS WISLIZENI INTERIOR LIVE OAK	15 G./VARIES	40'/40'	NATURAL LOW
ACCENT TREE		COTINUS COGGRYA 'ROYAL PURPLE' SMOKE TREE	15 G./VARIES	15'/15'	MATCHED LOW
		PODOCARPUS HENKELI LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25'	MATCHED MED
		POPULUS ALBA PYRAMIDALIS BOLLEANA POPLAR	24 BOX	80'/15'	MATCHED HIGH
UTILITY EASEMENT TREES					
SHADE TREE		LAURUS NOBILIS GREY DAN LAUREL	15 G./VARIES	10'/15'	MATCHED LOW
		CHILOPSIS LINEARIS MONHEW TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15'	MATCHED LOW
ACCENT TREE		RHAPIOLEPIS L. MAESTIC BEAUTY INDIAN HAWTHORN	15 G./VARIES	10'/10'	MATCHED LOW
		CERCIS CANADENSIS 'MERLOT' EASTERN REDBUD	24 BOX	12'/15'	MATCHED MED
MOUNDING SHRUB/VINE		FREMONTODENDRON CALIFORNICUM FLAMEL BUSH	15 G./VARIES	15'/12'	SPREADING LOW
		LONCERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	15 G./VARIES	8'/20'	SPREADING LOW
		ROSA BANKSIAE 'LUTEA' YELLOW LADY BANKS' ROSE	15 G./VARIES	8'/20'	SPREADING LOW
BUILDING ENVELOPE					
TREES		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25'	MATCHED MED
		LAGERSTROEMIA X. ARAPAHO CRAPE MYRTLE	24 BOX	20'/15'	MATCHED LOW

SHRUB AND GROUND COVERS

SHRUBS, GROUND COVER, VINES, PERENNIALS, GRASSES-UNDERSTORY BACKGROUND OR FOUNDATION SHRUB MATERIAL EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
ARCHIOTAPHYLUS H. MCINN	1/5 GAL	5' o.c.	LOW
ARBITUS U. COMPACTA	1/5 GAL	3' o.c.	LOW
GREVILLE CHAENERA	1/5 GAL	5' o.c.	LOW
NERUM OLIVARIA 'MRS. ROEDING'	1/5 GAL	6' o.c.	LOW
FRANKIA CALIFORNICA	1/5 GAL	6' o.c.	LOW
RHAPHIOLEPIS JACK EVANS	5 GAL	6' o.c.	MOD LOW
XYLOSA C. 'COMPACTA'	5 GAL	3' o.c.	LOW

FACER SHRUB MATERIAL

EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
CEANOETHUS SPP.	1/5 GAL	3' o.c.	LOW
RHAMNUS 'SAN BRUNO'	5 GAL	4' o.c.	LOW
COTINUS SP.	1/5 GAL	3' o.c.	LOW
CALLISTEMON LITTLE JOHN	1 GAL	3' o.c.	LOW
LEPTOSPERMUM SPP.	1/5 GAL	4' o.c.	MOD
RHAPHIOLEPIS SPP.	1 GAL	3' o.c.	LOW
ROSMARINUS O. TUSCAN BLUE	1 GAL	3' o.c.	LOW

ACCENT SHRUB MATERIAL

EVERGREEN OR PERENNIAL SHRUBS TO 3'-0". SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
HEPERALDE SPP.	1 GAL	18" o.c.	MED
HEMEROCALLIS HYBRIDS	1 GAL	2' o.c.	MED
LAJALDIA SP.	1 GAL	2' o.c.	LOW
MAHONIA A. 'COMPACTA'	1/5 GAL	2' o.c.	LOW
CALLISTEMON LITTLE JOHN	1 GAL	3' o.c.	LOW
MANDARINA 'HANSOUR DWARF'	1 GAL	3' o.c.	MED
FRONTSERIA SP.	1 GAL	2' o.c.	LOW

GROUND COVER MATERIAL

EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
ARCTOSTAPHYLUS SP.	1 GAL	36" o.c.	LOW
BACCHARIS PILLULARIS	1 GAL	24" o.c.	LOW
COPROSMIA X. ROSE	1 GAL	36" o.c.	MED
MANDARINA H DWARF	1 GAL	36" o.c.	LOW
ROSMARINUS O. 'PROSTRATUS'	1 GAL	36" o.c.	MED
ROSA 'FLORER GARDEN' SP.	1 GAL	24" o.c.	MED
TRACHELOSPERMUM GAMBINOIDES	1 GAL	36" o.c.	MED
LONCERA INTERRUPTA	1 GAL	24" o.c.	MED
ROSA SPP.	1 GAL	24" o.c.	MED
TURF SOODED - 'BOLERO' TURF TYPE	---	---	HIGH
DWARF FESCUE	---	---	MED
TURF SOODED - 'NO MOW FESCUE	---	---	MED
NON-BRIGATED HYDROSEED - PC SEED GREEN TO COLD BLEND W/ WILDFLOWERS	---	---	---

WATER QUALITY AREAS

EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
CORNUS SERICEA	1 GAL	4' o.c.	MOD
FESTUCA RUBRA	1 GAL	18" o.c.	LOW
FESTUCA IRVINGIENSIS	1 GAL	18" o.c.	LOW
JUNCUS BALTICUS	1 GAL	18" o.c.	LOW
PRUNUS COSTEMA	1 GAL	5' o.c.	LOW
ELYMUS SPP.	1 GAL	18" o.c.	LOW
SALIX PURPUREA	1 GAL	3' o.c.	MOD
SPIREA SPP.	1 GAL	3' o.c.	LOW
ARCTOSTAPHYLUS UM URIS	1 GAL	36" o.c.	LOW
MAHONIA COMPACTA	1 GAL	3' o.c.	LOW

EASTERN and SOUTHERN BOUNDARY EDGE-PLANTING-(EXISTING)

EVERGREEN DROUGHT TOLERANT. USED TO BLANKET LARGER AREAS AND AS A TRANSITION BUFFER BETWEEN DEVELOPMENT AND OPEN SPACE PARCEL 8A. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
NON-BRIGATED 'GREEN/GOLD BLEND'	SEED	NA	Y LOW
PIRACANTHA COCCINEA 'LOWBOY'	1 GAL	3' o.c.	LOW
BIG FILTRATION SOD	1 GAL	3' o.c.	MOD
TELICRUM X. PROSTRATUS	1 GAL	24" o.c.	LOW
ROSA SPP.	1 GAL	3' o.c.	LOW
CORNUS SPP.	1 GAL	2' o.c.	MOD
CEANOETHUS SPP.	1 GAL	3' o.c.	LOW

* DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY

SYMBOLS LIST

DRAWING INDEX

GENERAL NOTES

LIGHTING

- LAY-IN CEILING MOUNTED LIGHT FIXTURE
- LIGHT FIXTURE, SURFACE OR PENDANT MOUNTED
- SURFACE MOUNTED LINEAR WALL MOUNT FIXTURE
- RECESSED LED DOWNLIGHT
- SURFACE MOUNT LED LIGHT FIXTURE
- LED DIRECTIONAL OR ACCENT LIGHT FIXTURE
- LED BOLLARD LIGHT FIXTURE
- LED WALL MOUNTED SCONCE LIGHT FIXTURE
- LED LINEAR UNDER-SURFACE MOUNTED LIGHT FIXTURE
- LED SURFACE MOUNTED WRAP LIGHT FIXTURE
- EXIT FIXTURE, CEILING OR WALL MOUNTED, DIRECTIONAL ARROWS AS INDICATED
- SHADING OF ANY FIXTURE INDICATES CONNECTION TO EMERGENCY SYSTEM

POWER

- PANELBOARD, 277/480V, SURFACE MOUNTED
- PANELBOARD, 277/480V, FLUSH MOUNTED
- PANELBOARD, 120/208V, SURFACE MOUNTED
- PANELBOARD, 120/208V, FLUSH MOUNTED
- ELECTRIC MOTOR-CONNECTION, NUMBER INDICATES HORSEPOWER
- JUNCTION BOX, CEILING MOUNTED
- JUNCTION BOX, FLUSH FLOOR MOUNTED
- FLUSH WALL MOUNTED JUNCTION BOX
- DUPLEX CONVENIENCE OUTLET, +18" AFF UON
- DOUBLE DUPLEX CONVENIENCE OUTLET, +18" AFF UON
- DUPLEX GFI OUTLET, +18" AFF UON
- DOUBLE DUPLEX GFI OUTLET, +18" AFF UON
- SHADING THROUGH CENTER OF OUTLET INDICATES OUTLET ON EMERGENCY
- TELE/POWER POLE, INSTALL PER MFR'S INSTRUCTIONS.
- SPECIALTY OUTLET, 18" UON, TYPE AS NOTED ON PLANS
- HEAVY DUTY FUSIBLE SAFETY SWITCH
40/60/3/460 =AMP FUSE/AMP SWITCH/POLES/MAX VOLTS
- PACKAGE CONTROLLER OR STARTER FURNISHED UNDER ANOTHER DIVISION, INSTALLED AND WIRED UNDER THIS DIVISION.

RACEWAYS

- G GROUND CONDUCTOR
 - CONDUIT RUN CONCEALED IN SLAB, UNDERSLAB OR UNDERGROUND
 - CONDUIT RUN CONCEALED IN WALL OR CEILING
 - CONDUIT HOMERUN, CONTINUOUS RUN TO PANEL OR EQUIPMENT CABINET
 - FLEXIBLE METALLIC CONDUIT
 - CONDUIT TURNED UP
 - CONDUIT TURNED DOWN
 - CROSS MARKS ON BRANCH CIRCUIT CONDUIT RUNS INDICATE THE QUANTITY OF CONDUCTORS AS FOLLOWS:
 - NEUTRAL CONDUCTOR(S)
 - PHASE CONDUCTORS
 - GROUND BAR, REFER TO DETAIL
1. NO CROSS MARKS INDICATES TWO #12 AWG CONDUCTORS, U.O.N.
 2. THREE TO SIX CROSS MARKS INDICATES THE QUANTITY OF #12 AWG CONDUCTORS, U.O.N.
 3. SEVEN OR MORE CROSS MARKS INDICATES THE QUANTITY OF #10 AWG CONDUCTORS, U.O.N.
 4. ALL 120V, 20A HOMERUNS LONGER THAN 100' AND ALL 277V, 20A HOMERUNS LONGER THAN 150' SHALL BE #10 MINIMUM
 5. EXPOSED RACEWAYS IN MECHANICAL ROOMS AND ELECTRICAL ROOMS SHALL BE EMT OR RIGID

- E0.01 SYMBOLS LIST, GENERAL NOTES, ABBREVIATIONS & DRAWING INDEX
- E0.02 FIXTURE SCHEDULE
- E1.01 PRELIMINARY SITE LIGHTING PLAN
- E1.02 PHOTOMETRIC PLAN

1. MAINTAIN FIRE RATING OF ALL FLOORS, CEILINGS AND WALLS PENETRATED BY ELECTRICAL WORK.
2. ELECTRICAL DEVICE OPENINGS IN FIRE RATED WALLS SHALL NOT EXCEED 16 SQUARE INCHES, AND SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA. DEVICE OPENINGS ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE HORIZONTALLY SEPARATED BY A MINIMUM OF 24 INCHES.
3. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION PER THE 2013 CALIFORNIA BUILDING CODE.
4. VERIFY CIRCUIT VOLTAGE OF SUPPLY CIRCUIT SHOWN ON PLANS FOR ALL LIGHT FIXTURES. PROVIDE FIXTURES/DRIVERS SUITABLE FOR SUPPLY CIRCUIT VOLTAGE.
5. UNLESS OTHERWISE NOTED, CONDUIT ROUTING, IF SHOWN, IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL LAYOUT RUNS TO SUIT FIELD CONDITIONS AND THE COORDINATION REQUIREMENTS OF UTILITIES AND OTHER TRADES.
6. INSTALL AND CONNECT A CODE SIZED INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR IN ALL BRANCH CIRCUIT AND FEEDER CONDUITS. THESE EQUIPMENT GROUND WIRES ARE NOT SHOWN ON THE PLANS, INCREASE CONDUIT SIZE WHERE REQUIRED.
7. INSTALL A POLYETHYLENE PULLING ROPE IN ALL EMPTY CONDUITS.
8. MOUNTING HEIGHTS SHOWN ARE FROM FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE, U.O.N. ALL MOUNTING HEIGHTS SHALL BE AS SHOWN ON THE SYMBOLS LIST UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
9. ALL CONDUIT AND RACEWAY PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS SHALL BE MADE IN ACCORDANCE WITH 2013 CALIFORNIA BUILDING CODE, CHAPTER 7.
10. ALL CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR. OTHERWISE, FOR MULTI-WIRE BRANCH CIRCUITS USE MULTI-POLE (HANDLE-TIE) CIRCUIT BREAKERS.
11. SUBSCRIPTS ON SWITCH SYMBOLS (S_a) DENOTE THE FIXTURE CONTROLLED.
12. VERIFY THE EXACT LOCATION OF ALL EQUIPMENT FURNISHED BY OTHERS PRIOR TO DETERMINING CONDUIT TERMINATION POINTS.
13. VERIFY CEILING TYPE FOR ALL FIXTURES. PROVIDE MOUNTING/TRIM HARDWARE SUITABLE FOR CEILING CONTAINING EACH FIXTURE.
14. ALL WIRING DEVICES SHALL BE PERMANENTLY LABELED WITH PANEL AND CIRCUIT NUMBER SUPPLYING THEM.
15. ALL EQUIPMENT TO BE INSTALLED OR PERMANENTLY CONNECTED (HARDWIRED) SHALL BE LISTED, LABELED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
16. ALL RECEPTACLES, SWITCHES, AND JUNCTION BOXES SHALL BE COLOR CODED AND IDENTIFIED PER THE DIVISION 26 SPECIFICATIONS. ALL EMERGENCY SYSTEM DEVICES AND COVERPLATES SHALL BE RED IN COLOR.

ABBREVIATIONS

AC	ALTERNATING CURRENT	NL	NIGHT LIGHT
A/C	AIR CONDITIONER	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	N/A or NA	NOT APPLICABLE
ALT	ALTERNATE	NO	NUMBER
AA/FA	AMBIENT AIR/FORCED AIR	NIC	NOT IN CONTRACT
AUX	AUXILIARY	NF	NONFUSIBLE
A OR AMP	AMPERE	NPA	NATIONAL PURCHASING AGREEMENT
A.T.S	AUTOMATIC TRANSFER SWITCH	OC	ON CENTER
BD	BOARD	PH	PHASE
CB	CIRCUIT BREAKER	PNL	PANEL
C	CONDUIT	PB	PULL BOX
CAB	CABINET	PVC	POLYVINYL CHLORIDE
CLG	CEILING	P	POLE
CCT	CIRCUIT	PT	POTENTIAL TRANSFORMER
COAX	COAXIAL	RECEPT	RECEPTACLE
CONT	CONTINUOUS	REQ.D.	REQUIRED
CONTR	CONTRACTOR	RM	ROOM
CORR.	CORRIDOR	S	SAFETY
CRT	CATHODE RAY TUBE	S/N	SOLID NEUTRAL
CT	CURRENT TRANSFORMER	SES	SERVICE ENTRANCE SECTION
DGP	DATA GATHERING PANEL	SHT	SHEET
DIA	DIAMETER	STD	STANDARD
DIAG	DIAGRAM	SWT	SWITCH
DC	DIRECT CURRENT	SWBD	SWITCHBOARD
DISC	DISCONNECT	TELE	TELEPHONE
DIST	DISTRIBUTION	TTB	TELEPHONE TERMINAL BOARD
DN	DOWN	TV	TELEVISION
DPST	DOUBLE POLE SINGLE THROW	TS	TIME SWITCH
DSD	DUCT SMOKE DETECTOR	TP	TAMPER PROOF
EC	EMPTY CONDUIT	T	TRANSFORMER
ELEC	ELECTRICAL	TYP	TYPICAL
EMT	ELECTRICAL METALLIC TUBING	TC	TIMECLOCK
EP	EMERGENCY POWER	UF	UNDERFLOOR
EPO	EMERGENCY POWER OFF	UG	UNDERGROUND
EUGP	EXISTING UNDERGROUND PRIMARY	UGE	UNDERGROUND ELECTRIC
EUGS	EXISTING UNDERGROUND SECONDARY	UGP	UNDERGROUND PRIMARY
EWC	ELECTRIC WATER COOLER	UGS	UNDERGROUND SECONDARY
EXP	EXPLOSION PROOF	UON	UNLESS OTHERWISE NOTED
FIXT	FIXTURE	V	VOLT
FLEX	FLEXIBLE	VA	VOLTAMPERE
FLR	FLOOR	VFD	VARIABLE FREQUENCY DRIVE
FVNR	FULL VOLTAGE, NON REVERSING	WW	WIREWAY
GFI	GROUND FAULT INTERRUPTER	W	WATT OR WIRE
GFP	GROUND FAULT PROTECTION	WP	WEATHERPROOF
GRC	GALVANIZED RIGID CONDUIT	XFMR	TRANSFORMER
GRD	GROUND		
GFCT	GROUND FAULT CURRENT TRANSFORMER		
HG	HOSPITAL GRADE		
HGT	HEIGHT		
HP	HORSEPOWER		
HTR	HEATER		
HZ	HERTZ		
IMC	INTERMEDIATE METAL CONDUIT		
ISO	ISOLATED		
JB OR J-BOX	JUNCTION BOX		
KVA	KILOVOLT AMPERE		
KW	KILOWATT		
KWH	KILOWATT HOUR		
KALC	KILO-AMPERES INTERRUPTING CURRENT		
LT	LIGHT		
LTFIX	LIGHT FIXTURE		
LV	LOW VOLTAGE		
LCP	LIGHTING CONTROL PANEL		
MFR	MANUFACTURER		
MAX	MAXIMUM		
MIN	MINIMUM		
MCC	MOTOR CONTROL CENTER		
MT	MOUNT		
MTD	MOUNTED		
MTG	MOUNTING		
MLO	MAIN LUGS ONLY		
MCB	MAIN CIRCUIT BREAKER		

LIGHTING CONTROL

- SINGLE POLE TOGGLE SWITCH, +45" UON, SUBSCRIPT INDICATES FIXTURES CONTROLLED
- KEY OPERATED TOGGLE SWITCH, +45" UON
- WALLBOX DIMMER SWITCH, +45" UON
- OCCUPANCY SENSOR SWITCH, WALL MOUNTED +45" UON
- STANDALONE OCCUPANCY SENSOR, CEILING MOUNTED, COMPLETE WITH SWITCHPACK. PROVIDE CONNECTION BETWEEN SENSOR AND SWITCHPACK USING LOW-VOLTAGE CABLING PER MANUFACTURER'S INSTRUCTIONS.
- WALL MOUNTED CONTROL STATION.
- CONTROL STATION IN LOCATION OTHER THAN WALL. MOUNT AS DESCRIBED ON DRAWINGS.
- ROOM CONTROLLER RELAY UNIT. MOUNT ABOVE CEILING OR IN LOCATIONS AS INDICATED ON DRAWINGS.
- DAYLIGHT SENSOR. LOCATE PER DRAWINGS.
- CEILING MOUNTED OCCUPANCY SENSOR.

CONVENTIONS

- NUMBERED SHEET NOTE, APPLIES TO DRAWING CONTAINING NOTES ONLY
- MECHANICAL EQUIPMENT IDENTIFICATION TAG:
 - AC: AIR CONDITIONING UNIT
 - CU: CONDENSING UNIT
 - EF: EXHAUST FAN
 - HP: HEAT PUMP
 - HV: HEAT VENT UNIT
 - TEF: TOILET EXHAUST FAN
- ADDENDUM, BULLETIN, OR REVISION NUMBER
- FEEDER TAG
- EQUIPMENT TAG
- DETAIL REFERENCE:
 - DETAIL DESIGNATION
 - SHEET NUMBER
- FIXTURE IDENTIFICATION TAG:
 - FIXTURE TYPE
- (1) 1-1/4 DASH INDICATES FRACTION PARENTHESIS INDICATES QUANTITY

