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BOLSA CHICA SENIOR CARE COMMUNITY

4952 WARNER AVENUE, HUNTIGTON BEACH, CA 92649

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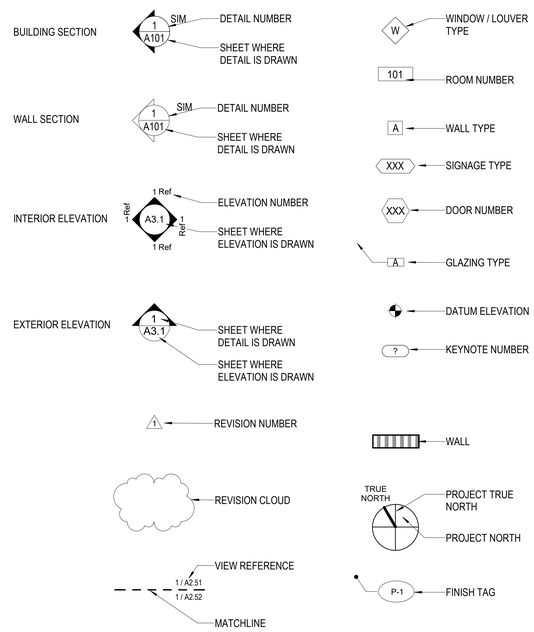
ARCHITECTURAL SYMBOLS



DEVELOPMENT PLAN SUBMITTAL

PROJECT DESCRIPTION:

THE PROJECT IS FOUR STORY, 205,308 SQ. FT, 159-UNIT RESIDENTIAL CARE FACILITY WITH:
- 25 LICENSED MEMORY CARE UNITS ON 2ND FLOOR.
- 134 LICENSED ASSISTED LIVING UNITS ON 1ST, 2ND, 3RD AND 4TH FLOORS.

OVERALL BUILDING HEIGHT OF 49'-6" FT WITH ONE LEVEL OF SUBTERRANEAN PARKING GARAGE WITH 82 PARKING SPACES. INDOOR AMENITIES INCLUDE DINING AREAS, MULTI PURPOSE ROOM, FITNESS, WELLNESS, STUDIO AND OTHER AMENITIES. OUTDOOR AMENITIES INLCUDE TWO OPEN COURTYARD, POOL, PET RELIEF AREA AND GARDENS.

- THE APPLICANT WILL APPLY FOR ABC LICENSE 47.
THE PROJECT IS CONSISTENT WITH BOLSA CHICA SENIOR LIVING COMMUNITY SPECIFIC PLAN AND REQUIRES THE FOLLOWING DISCRETIONARY APPROVALS:
• CONDITIONAL USE PERMIT TO ALLOW FOR CONVALESCENT FACILITY USE
• GENERAL PLAN AMENDMENT (TO PERMIT GREATER THAN 2 STORIES & ALLOW MORE THAN 1.5 FAR)

DEVELOPMENT SUMMARY

ASSESSOR PARCEL NUMBERS	163-281-01 & 163-281-02
APPLICANT	HINES 4000 McArthur BLVD., SUITE 280, NEWPORT BEACH, CA 92660 CONTACT: TOM LAWLESS
TYPE OF CONSTRUCTION	TYPE 1-A CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
OCCUPANCY CLASSIFICATION	R2.1
ZONING DESIGNATION:	BOLSA CHICA COMMUNITY SENIOR LIVING SPECIFIC PLAN (BCCSL)
PROPOSED USE:	CONVALESCENT FACILITY
SITE AREA:	GROSS: 3.10 ACRES OR 135,099 SF NET: 2.81 ACRES OR 122,405 SF
FLOOR AREA RATIO:	1.88
LOT COVERAGE:	52,551 SF / 122,405 SF = 43%
LANDSCAPE AREA:	16%
UNIT COUNT:	MEMORY CARE: 25 UNITS ASSISTED LIVING: 134 UNITS TOTAL: 159 UNITS

ZONING CONFORMANCE MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
LOT COVERAGE	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	60% MAXIMUM	
MIN. SETBACKS:	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1		
STREET (AT WARNER AVE.)		12'-0" MIN.	12'-0"
STREET (AT BOLSA CHICA RD.)		10'-0" MIN.	10'-0"
ADJACENT PROPERTY TO THE WEST		10'-0" MIN.	37'-0"
ADJACENT PROPERTY TO THE SOUTH		10'-0" MIN.	60'-0"
SUBTERRANEAN PARKING		0'-0"	10'-0" (FROM EAST PROPERTY LINE)
MAX. HEIGHT OF STRUCTURE	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	50'-0" (EXCEPTIONS PER HBMC 230.72 INCLUDING ROOF STAIRS)	49'-6"
MAX.FLOOR AREA RATIO (FAR)	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	1.75	1.68 FAR 205,308 SF / 122,405 SF = 1.68
PARKING	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	MEMORY CARE: 0.65 PER UNIT 25 UNITS x 0.65 = 17 SPACES ASSISTED LIVING: 0.65 PER UNIT 134 BEDS x 0.65 = 87 SPACES TOTAL = 104 SPACES	104 SPACES
LOADING	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	2 SPACES	2 SPACES
COMMON OPEN SPACE	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	5,000 SF MIN. (EXCLUDES REQ'D SETBACKS)	26,419 SF
MIN. LOT AREA	HBMC 211.06	10,000 SF	135,099 SF (GROSS) 122,405 SF (NET)
MIN. LOT WIDTH	HBMC 211.06	100'-0"	270'-0"
MIN. SITE LANDSCAPING	HBMC 232.08	8%	16% 20,195 SF / 122,405 SF = 0.16

PROJECT DIRECTORY

OWNER / DEVELOPER

HINES
4000 McARTHUR BLVD.,
SUITE 280, NEWPORT BEACH, CA 92660
949 313 2200
CONTACT: TOM LAWLESS

OWNER / OPERATOR/ DEVELOPER

CLEARWATER LIVING
5000 BIRCH STREET, EAST
TOWER, SUITE 400
NEWPORT BEACH, CA 92660
949 333 8585
CONTACT: TONY FERRERO

ARCHITECT

HKIT ARCHITECTS
538 9TH ST #240, OAKLAND, CA 94607
510 625 9800
CONTACT: CHRISTOPHE LAVERNE

LANDSCAPE ARCHITECT

RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DRIVE #200, IRVINE, CA 92618
949 387 0730
CONTACT: TRAVIS EBBERT

CIVIL ENGINEER

KHR ASSOCIATES
17530 VON KARMAN AVE. #200,
IRVINE, CA 92614
949 756 6440
CONTACT: JAMES KAWAMURA

MEP ENGINEER

KHR ASSOCIATES
17530 VON KARMAN AVE. #200,
IRVINE, CA 92614
949 756 6440
CONTACT: JAMES KAWAMURA

AL UNITS - 1 BEDROOM

UNIT TYPE NAME	UNIT TYPE AREA	COUNT	TOTAL AREA per unit type
LEVEL 1.5			
AL.1B.1	679 SF	16	10868 SF
AL.1B.1+	857 SF	3	2570 SF
AL.1B.2	649 SF	1	649 SF
	2185 SF		14086 SF
LEVEL 02			
AL.1B + OFF	1051 SF	2	2103 SF
AL.1B.1	680 SF	11	7481 SF
AL.1B.1+	859 SF	2	1718 SF
AL.1B.2	649 SF	1	649 SF
AL.1B.3	658 SF	2	1316 SF
AL.1B.4	566 SF	1	566 SF
AL.1B.4+	707 SF	8	5659 SF
AL.1B.5	605 SF	1	605 SF
	5775 SF		20096 SF
LEVEL 03			
AL.1B + OFF	1054 SF	2	2109 SF
AL.1B.1	680 SF	20	13592 SF
AL.1B.1+	814 SF	3	2443 SF
AL.1B.2	649 SF	1	649 SF
AL.1B.3	654 SF	2	1308 SF
AL.1B.4	566 SF	1	566 SF
AL.1B.4+	717 SF	15	10748 SF
AL.1B.5	605 SF	1	605 SF
AL.1B.6	567 SF	1	567 SF
	6306 SF		32587 SF
Grand total: 94	14266 SF		66769 SF

AL UNITS - 2 BEDROOMS

UNIT TYPE NAME	UNIT TYPE AREA	COUNT	TOTAL AREA per unit type
LEVEL 1.5			
AL.2B.1	952 SF	1	952 SF
	952 SF		952 SF
LEVEL 02			
AL.2B.1	987 SF	3	2961 SF
AL.2B.2	1154 SF	1	1154 SF
	2141 SF		4116 SF
LEVEL 03			
AL.2B.1	966 SF	5	4832 SF
AL.2B.2	1154 SF	1	1154 SF
AL.2B.2+	1269 SF	1	1269 SF
	3389 SF		7255 SF
LEVEL 04			
AL.2B.3	1960 SF	1	1960 SF
AL.2B.4	2177 SF	1	2177 SF
AL.2B.5	1365 SF	4	5461 SF
AL.2B.6	1949 SF	2	3897 SF
AL.2B.7	1234 SF	2	2468 SF
AL.2B.8	1034 SF	2	2068 SF
AL.2B.9	1084 SF	1	1084 SF
AL.2B.10	1400 SF	1	1400 SF
AL.2B.11	1740 SF	1	1740 SF
AL.2B.12	1493 SF	1	1493 SF
AL.2B.13	1375 SF	1	1375 SF
AL.2B.14	1370 SF	1	1370 SF
	18180 SF		26492 SF
Grand total: 30	24663 SF		38815 SF

AL UNITS - STUDIO

UNIT TYPE NAME	UNIT TYPE AREA	COUNT	TOTAL AREA per unit type
LEVEL 1.5			
AL.ALCOVE	519 SF	2	1038 SF
	519 SF		1038 SF
LEVEL 02			
AL.ALCOVE	515 SF	6	3088 SF
	515 SF		3088 SF
LEVEL 03			
AL.ALCOVE	519 SF	2	1038 SF
	519 SF		1038 SF
Grand total: 10	1552 SF		5163 SF

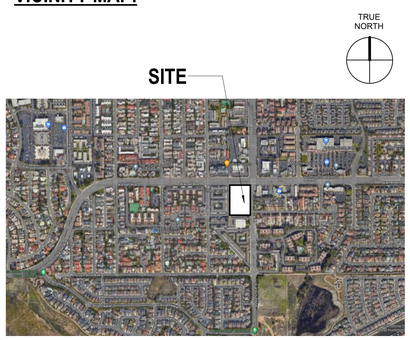
MC UNITS - STUDIO

UNIT TYPE NAME	UNIT TYPE AREA	COUNT	TOTAL AREA per unit type
LEVEL 02			
MC	373 SF	25	9320 SF
	373 SF		9320 SF
Grand total: 25	373 SF		9320 SF

APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- HUNTINGTON BEACH MUNICIPAL CODE (HBMC)
- CONSTRUCTION WASTE MANAGEMENT PER SECTIONS 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, 5.408.1.3 AND BUILDING MAINTENANCE AND OPERATION, SECTION 5.410
- 2010 STANDARDS FOR ACCESSIBLE DESIGN. TITLE III RULE OF THE AMERICANS WITH DISABILITIES ACT (ADA)
- 2019 ASME A17.3 SAFETY CODES FOR ELEVATORS AND ESCALATORS
- 2013 NFPA 13, INSTALLATION OF SPRINKLER SYSTEM
- 2008 NFPA 70, NATIONAL ELECTRICAL CODE
- 2013 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
- 2013 NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES

VICINITY MAP:



PARKING SUMMARY

PARKING REQUIREMENTS
PER BOLSA CHICA SENIOR LIVING COMMUNITY SPECIFIC PLAN SECTION 3.2, TABLE 3.1, UNLESS NOTED OTHERWISE

CONVALESCENT FACILITIES SKILLED NURSING FACILITIES: 0.65 PER UNIT
ASSISTED LIVING FACILITIES: 0.65 PER UNIT

MEMORY CARE: 25 UNITS x 0.65 = 17 SPACES
ASSISTED LIVING: 134 UNITS x 0.65 = 87 SPACES
TOTAL 104 SPACES REQUIRED

PARKING PROVIDED:

BASEMENT PARKING: 82 SPACES
GROUND FLOOR PARKING: 22 SPACES
104 SPACES

ACCESSIBLE PARKING

REQUIRED: 4 SPACES PER 2022 GREEN BUILDING CODE (CBC) SECTION 1109A.3 AND 1109A.8.6.
(159 x 0.02 = 4)
PROVIDED: 4 SPACES (1 ACCESSIBLE VAN & 3 ACCESSIBLE STANDARD STALLS)

ELECTRICAL VEHICLE CHARGING SPACES (EV)

REQUIRED: PER 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) 4.106.4.2.2, 40% OF TOTAL PARKING SPACES PROVIDED ARE REQUIRED TO BE EV CHARGING SPACES. (10% EV CAPABLE, 25% EV READY & 5% EV CHARGERS)
PROVIDED: 46 ELECTRIC VEHICLES, 11 EV CAPLABLE, 26 EV READY, 6 EV CHARGER.

REQ'D EV CAPABLE: 104 x .10 = 11
REQ'D EV READY: 104 x .25 = 26
REQ'D EV CHARGER: 104 x .05 = 6

LOADING AREA

2 SPACES PROVIDED (NOT INCLUDED IN TOTAL PARKING)

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4952 WARNER AVENUE,
HUNTINGTON BEACH, CA 92649
JOB NO. 23035
DRAWN Author
CHECKED Checker
JOB CAPTAIN Approver
ISSUE

	DATE	DESCRIPTION

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COVER SHEET

SCALE As indicated

G000

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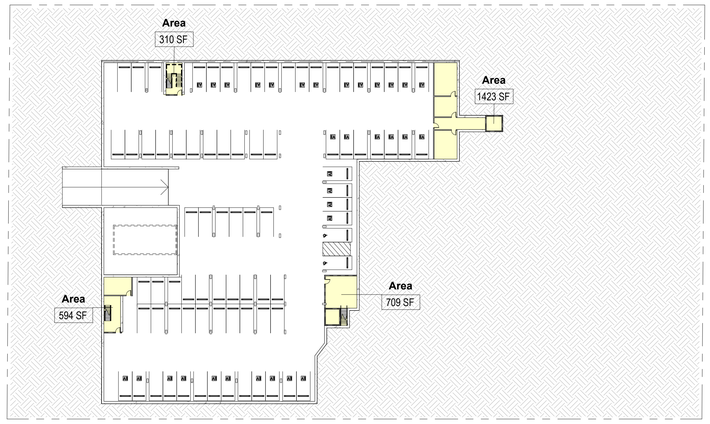
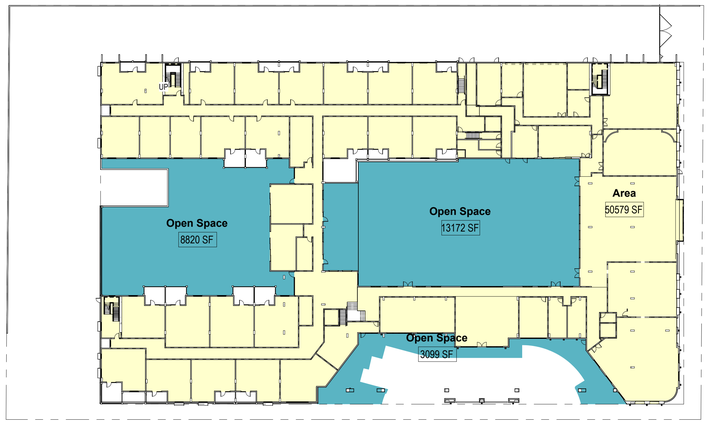


1 LEVEL B1
1" = 40'-0"



2 LEVEL 01
1" = 40'-0"

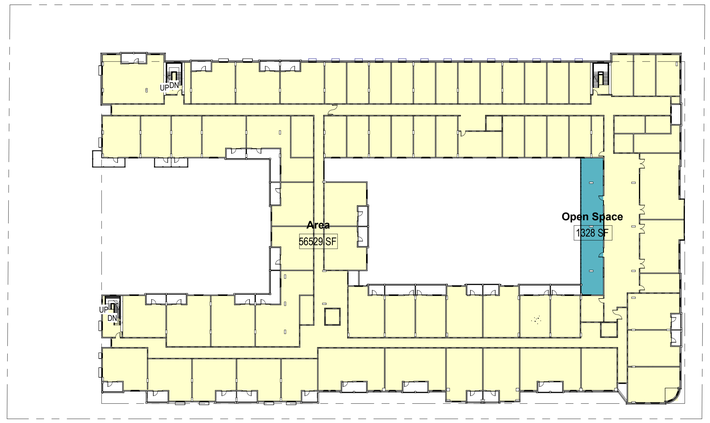
GROSS BUILDING AREA	
Level	Area
LEVEL B1	310 SF
LEVEL B1	594 SF
LEVEL B1	709 SF
LEVEL B1	1423 SF
LEVEL 1.5	50579 SF
LEVEL 02	56529 SF
LEVEL 03	56647 SF
LEVEL 04	38517 SF
	205308 SF

OPEN SPACE AREA	
Level	Area
LEVEL 1.5	13172 SF
LEVEL 1.5	8820 SF
LEVEL 1.5	3099 SF
LEVEL 02	1328 SF
	26419 SF

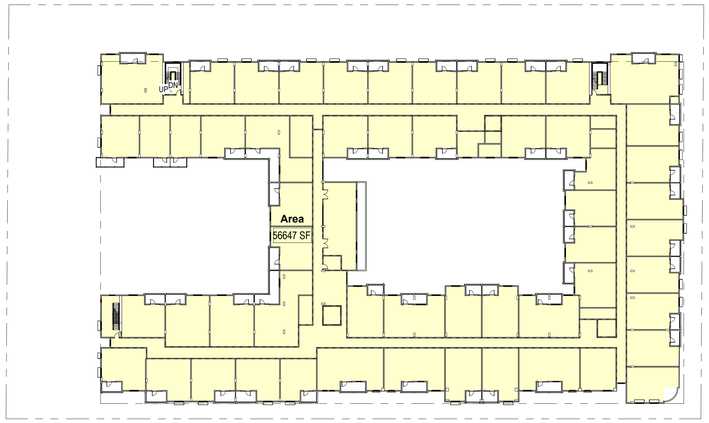
BUILDING AREA LEGEND

Exterior Area

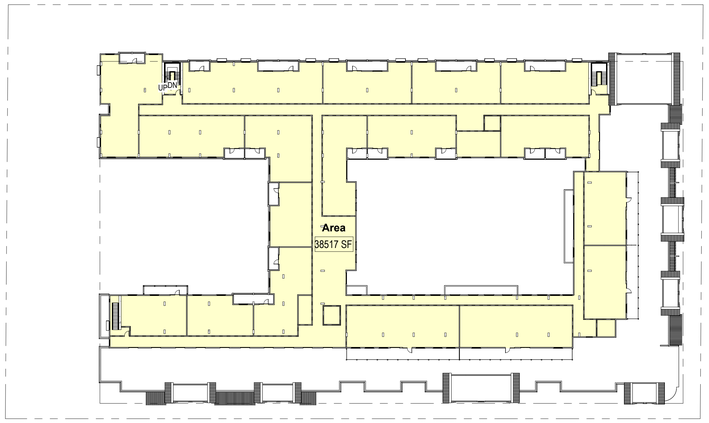
Gross Building Area



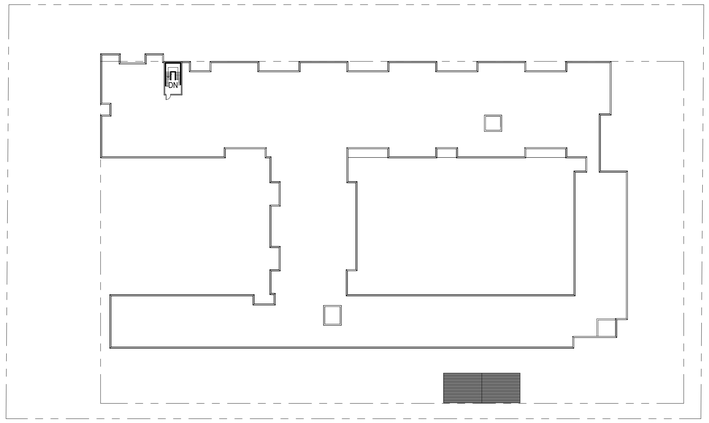
3 LEVEL 02
1" = 40'-0"



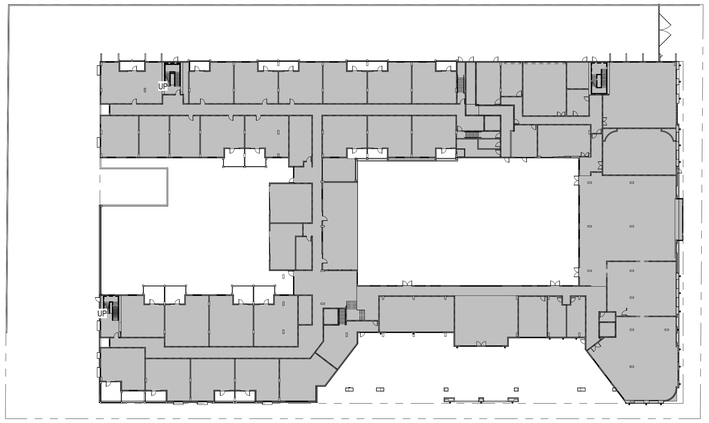
4 LEVEL 03
1" = 40'-0"



5 LEVEL 04
1" = 40'-0"



6 ROOF
1" = 40'-0"



7 LEVEL 01 - LOT COVERAGE
1" = 40'-0"

LOT COVERAGE = 52,551 SQ FT

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CHECKED Checker
JOB CAPTAIN Approver

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△	DATE	DESCRIPTION

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AREA SHEET

SCALE 1" = 40'-0"

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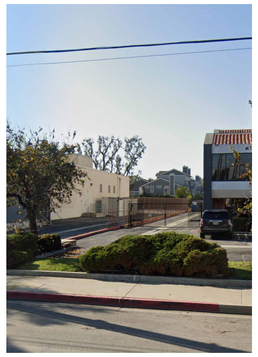
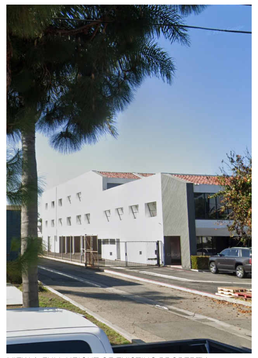
VIEW 2: ADJACENT MULTIFAMILY ON BOLSA CHICA, FACING EAST

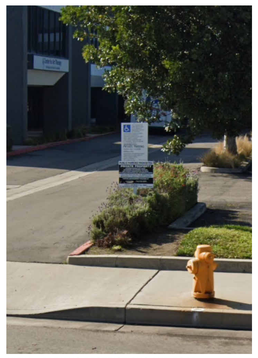
VIEW 1: FULL HEIGHT OF ADJACENT MULTIFAMILY (TALLEST), FACING EAST



VIEW 3: VIEW OF BACK OF PROPERTY, LOOKING EAST



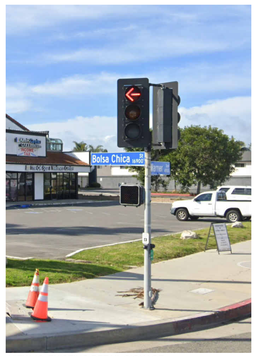
VIEW 4: FULL HEIGHT OF EXISTING PROPERTY (3 FLOORS), LOOKING EAST



VIEW 5: PARKING RESTRICTIONS AND ROAD USAGE SIGN, FACING WEST

VIEW 6: VIEW OF PROPERTY ACROSS STREET, FACING EAST

VIEW 7: VIEW OF WALGREENS ACROSS STREET, FACING NORTH



VIEW 10: EXISTING RETAIL SIGNAGE, FACING WEST

VIEW 9: EXISTING RETAIL SIGNAGE, FACING WEST

VIEW 8: WARNER AVE. SIGN LOOKING DOWN BOLSA CHICA, LOOKING NORTH

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JOB NO.	23035
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

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EXISTING SITE PHOTOS

SCALE

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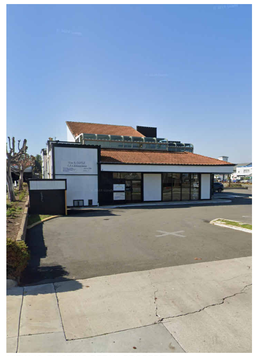
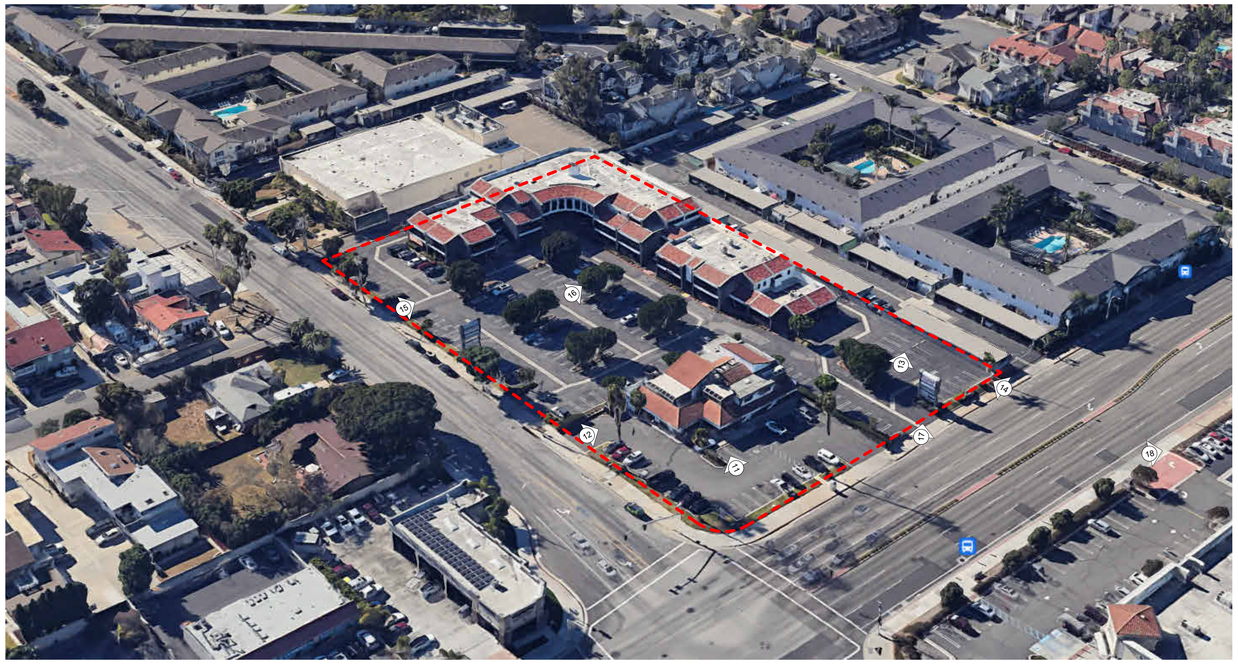
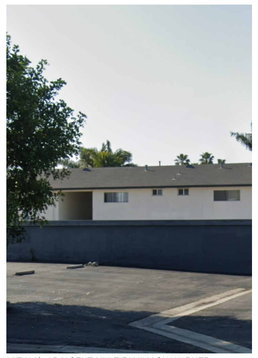
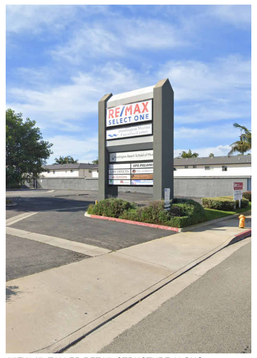
VIEW 11: EXISTING RETAIL PROPERTY ON SITE, FACING SOUTH


VIEW 12: EXISTING RETAIL PROPERTY
ON SITE PT.2, FACING SOUTH

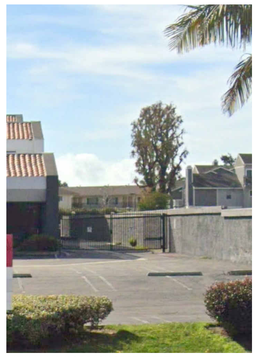


VIEW 18: TALLER RETAIL STRUCTURE
ALONG WARNER AVE., FACING WEST


VIEW 13: ADJACENT MULTIFAMILY ON WARNER,
FACING WEST



VIEW 17: TALLER RETAIL STRUCTURE ALONG
WARNER AVE., FACING WEST


VIEW 14: VIEW OF BACK OF PROPERTY.
FACING SOUTH

VIEW 15: EXISTING RETAIL PROPERTY ON SITE, FACING NORTH

VIEW 16: HEIGHT OF EXISTING OFFICE
BUILDING ON SITE, FACING WEST

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VIEW SOUTHWEST FROM INTERSECTION OF BOLSA CHICA STREET & WARNER AVENUE

VIEW WEST FROM BOLSA CHICA STREET

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DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

	DATE	DESCRIPTION

DRAWING TITLE
3D RENDERING

SCALE

G004

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VIEW SOUTHWEST OF PORTE COCHERE & MAIN ENTRY

NORTHWEST FROM BOLSA CHICA

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VIEW SOUTHEAST FROM WARNER AVENUE

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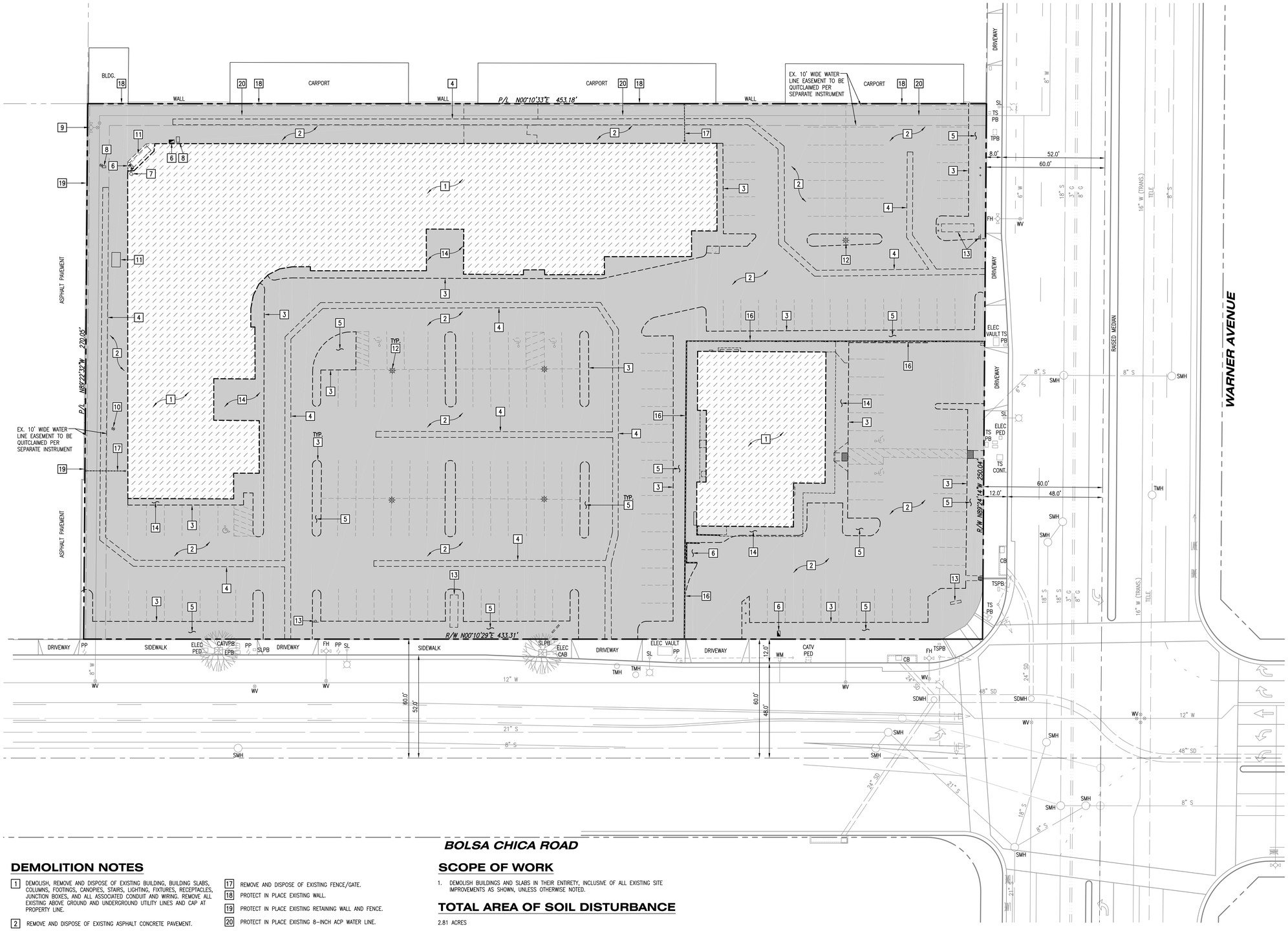

DEMOLITION NOTES

1. DEMOLISH, REMOVE AND DISPOSE OF EXISTING BUILDING, BUILDING SLABS, COLUMNS, FOOTINGS, CANOPIES, STAIRS, LIGHTING, FIXTURES, RECEPTACLES, JUNCTION BOXES, AND ALL ASSOCIATED CONDUIT AND WIRING. REMOVE ALL EXISTING ABOVE GROUND AND UNDERGROUND UTILITY LINES AND CAP AT PROPERTY LINE.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT.
3. REMOVE AND DISPOSE OF EXISTING CURB.
4. REMOVE AND DISPOSE OF EXISTING CONCRETE GUTTER.
5. REMOVE AND DISPOSE OF EXISTING LANDSCAPING AND IRRIGATION SYSTEM. COORDINATE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
6. REMOVE AND DISPOSE OF EXISTING BACKFLOW DEVICE.
7. REMOVE AND DISPOSE OF EXISTING FIRE DEPARTMENT CONNECTION.
8. REMOVE AND DISPOSE OF EXISTING WATER METER.
9. PROTECT IN PLACE EXISTING FIRE HYDRANT.
10. REMOVE AND DISPOSE OF EXISTING WATER VALVE.
11. REMOVE AND DISPOSE OF EXISTING ELECTRICAL VAULT AND/OR CABINET.
12. REMOVE AND DISPOSE OF EXISTING YARD LIGHT, FOUNDATION, CONDUITS, AND CONDUCTORS.
13. REMOVE AND DISPOSE OF EXISTING SIGN AND FOOTING.
14. REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
15. REMOVE AND DISPOSE OF EXISTING TRASH ENCLOSURE.
16. REMOVE AND DISPOSE OF EXISTING BLOCK WALL.
17. REMOVE AND DISPOSE OF EXISTING FENCE/GATE.
18. PROTECT IN PLACE EXISTING WALL.
19. PROTECT IN PLACE EXISTING RETAINING WALL AND FENCE.
20. PROTECT IN PLACE EXISTING 8-INCH ACP WATER LINE.

SCOPE OF WORK

1. DEMOLISH BUILDINGS AND SLABS IN THEIR ENTIRETY, INCLUSIVE OF ALL EXISTING SITE IMPROVEMENTS AS SHOWN, UNLESS OTHERWISE NOTED.

TOTAL AREA OF SOIL DISTURBANCE

2.81 ACRES

GENERAL NOTES

1. ALL UTILITY LINES MUST BE PROPERLY AND SAFELY CAPPED AS NEEDED.

LEGEND

LIMITS OF ON-SITE REMOVAL

LIMITS OF BUILDING REMOVAL

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DRAWING TITLE

CONCEPTUAL ON-SITE DEMOLITION PLAN

SCALE 1"=20'

C-1

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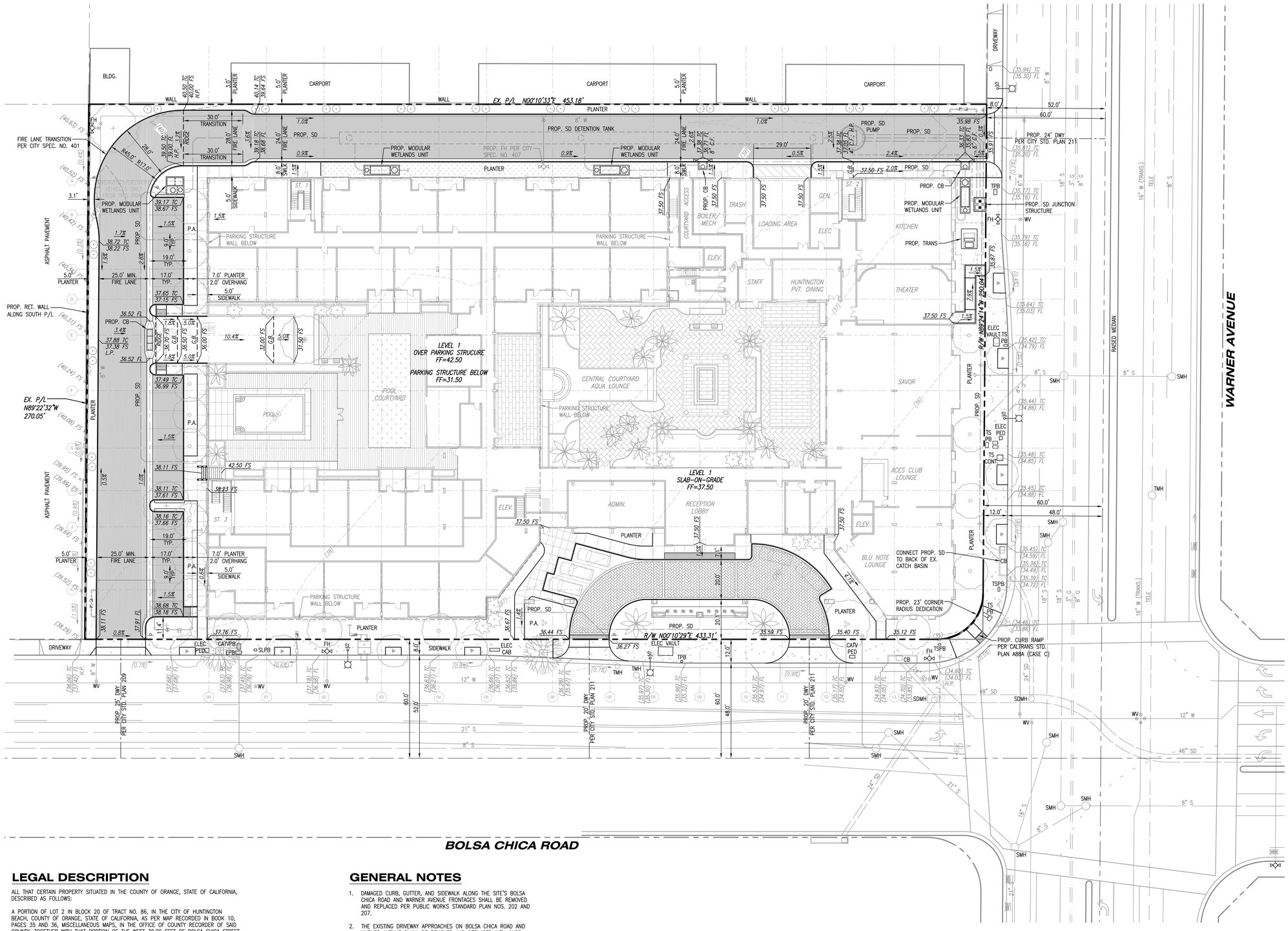

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36, MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT ON THE EAST VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 15, 1943 IN BOOK 1197, PAGE 424 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH, FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 20, 1963 IN BOOK 6813, PAGE 177, OF OFFICIAL RECORDS.

CONCEPTUAL EXCAVATION QUANTITY ESTIMATE

CUT	12,500 CY
FILL	1,650 CY
EXPORT	10,850 CY

(BASED ON LEVEL 1 FF=37.50, LEVEL B1 FF=31.50, & 12" THICK SLAB/UNDERLAYMENT)

GENERAL NOTES

1. DAMAGED CURB, GUTTER, AND SIDEWALK ALONG THE SITE'S BOLSA CHICA ROAD AND WARNER AVENUE FRONTAGES SHALL BE REMOVED AND REPLACED PER PUBLIC WORKS STANDARD PLAN NOS. 202 AND 207.
2. THE EXISTING DRIVEWAY APPROACHES ON BOLSA CHICA ROAD AND WARNER AVENUE SHALL BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK PER PUBLIC WORKS STANDARD PLAN NOS. 202 AND 207.
3. THE FULL DEPTH OF THE EXISTING AC PAVEMENT, FOR HALF-WIDTH (FROM EXISTING CURB LINE TO THE EXISTING STREET CENTERLINE) OF THE PROJECT'S BOLSA CHICA ROAD FRONTAGE, SHALL BE REMOVED AND REPLACED. THE NEW ROADWAY SECTION SHALL BE DESIGNED PURSUANT TO THE RECOMMENDATIONS PROVIDED BY THE DEVELOPER'S LICENSED GEOTECHNICAL ENGINEER AND AS APPROVED BY THE CITY DEPARTMENT OF PUBLIC WORKS.
4. EXISTING STREET TREE(S) TO BE INSPECTED BY THE CITY INSPECTOR DURING REMOVAL OF CONCRETE AND PRIOR TO REPLACEMENT THEREOF. TREE REPLACEMENT OR ROOT/TREE PROTECTION WILL BE SPECIFIED UPON THE INSPECTION OF THE ROOT SYSTEM.
5. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY'S RIGHT-OF-WAY.

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JOB NO.	23035
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CHECKED	G.U.
JOB CAPTAIN	G.U.

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DRAWING TITLE

CONCEPTUAL GRADING & DRAINAGE PLAN

TRUE NORTH

SCALE 1"=20'

C-2

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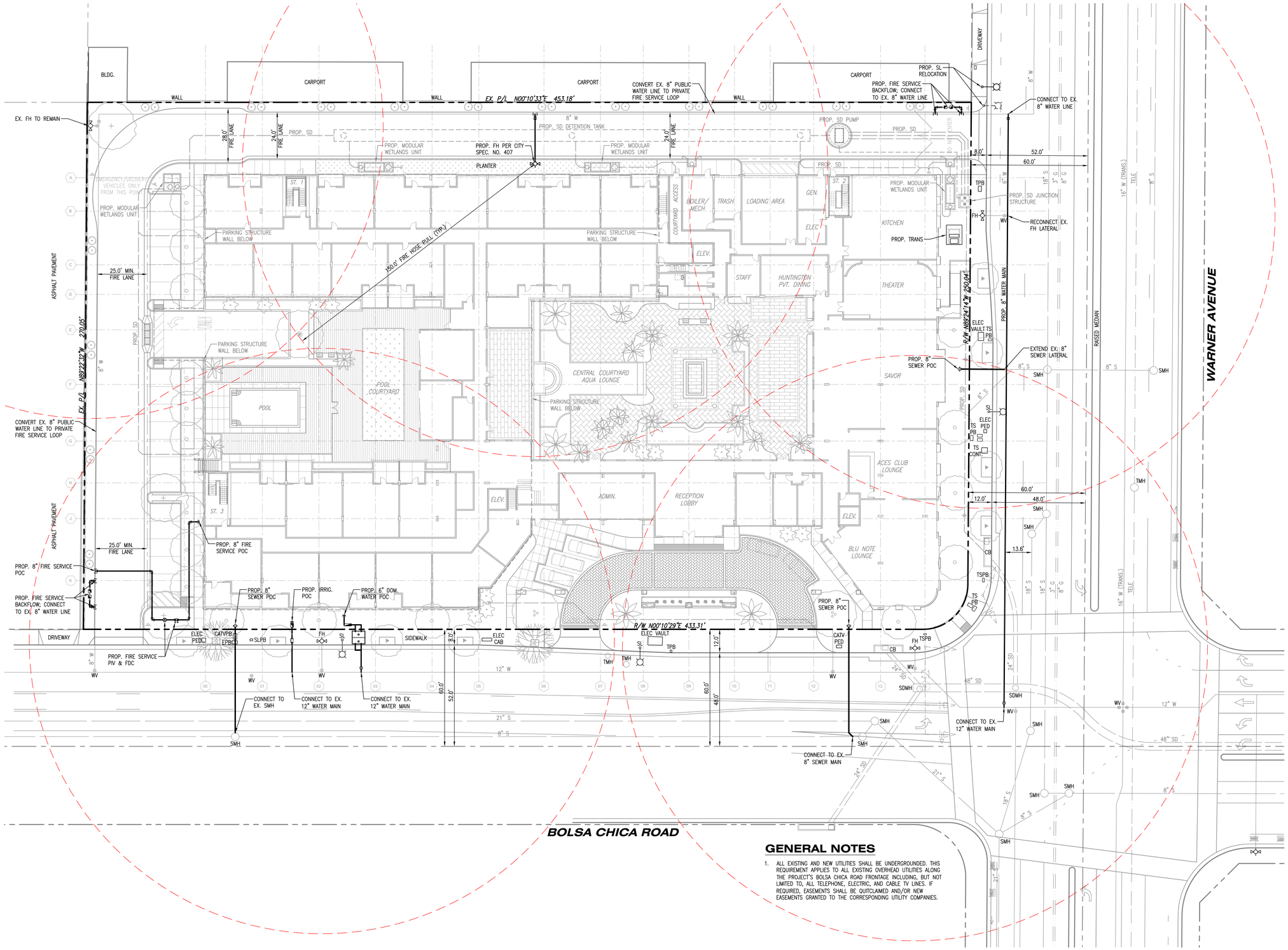

GENERAL NOTES

1. ALL EXISTING AND NEW UTILITIES SHALL BE UNDERGROUNDED. THIS REQUIREMENT APPLIES TO ALL EXISTING OVERHEAD UTILITIES ALONG THE PROJECT'S BOLSA CHICA ROAD FRONTAGE INCLUDING, BUT NOT LIMITED TO, ALL TELEPHONE, ELECTRIC, AND CABLE TV LINES. IF REQUIRED, EASEMENTS SHALL BE QUITCLAIMED AND/OR NEW EASEMENTS GRANTED TO THE CORRESPONDING UTILITY COMPANIES.

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DRAWING TITLE

CONCEPTUAL WET UTILITY PLAN

SCALE 1"=20'

C-3

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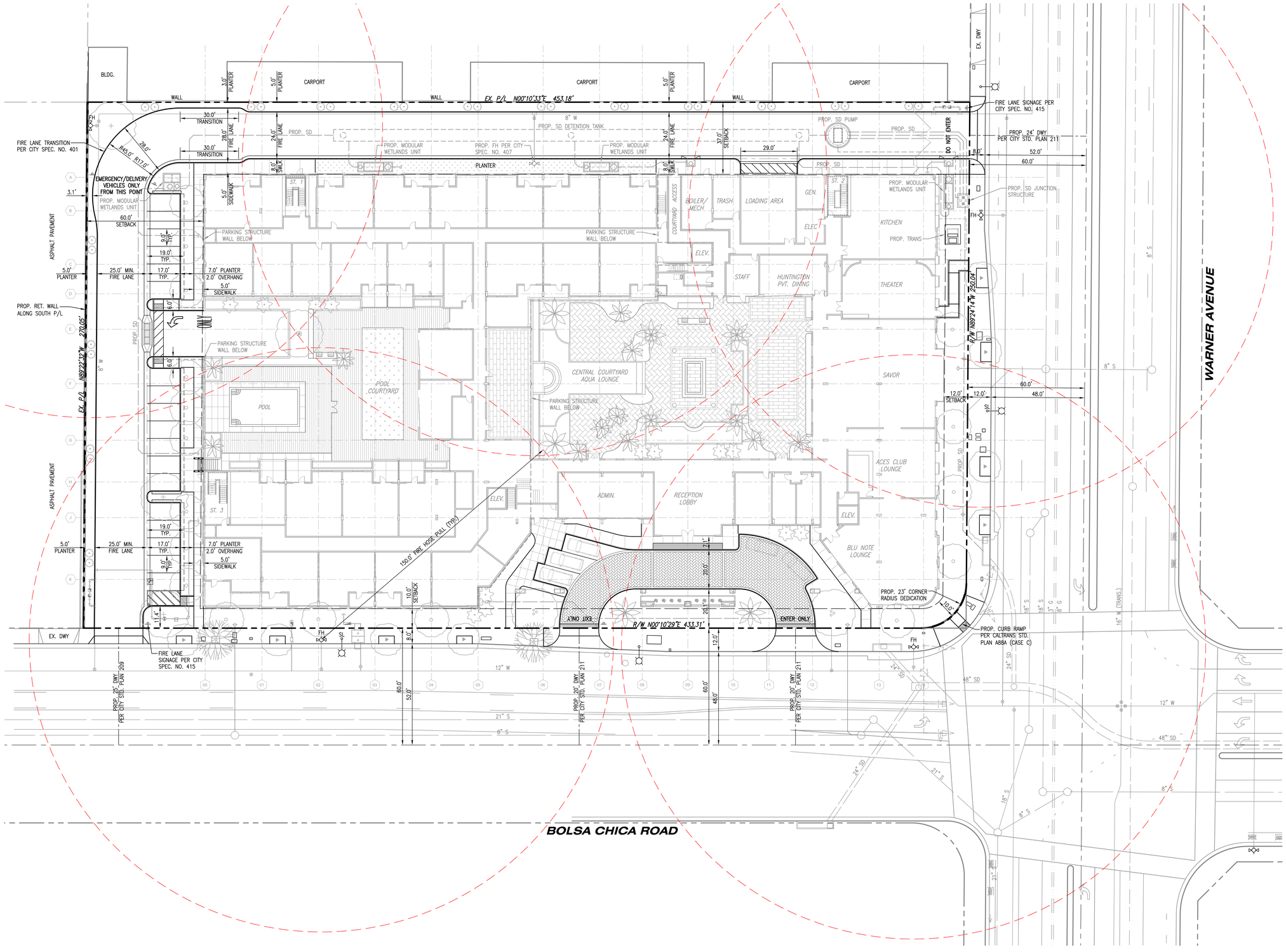

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DRAWING TITLE
CONCEPTUAL SITE PLAN

SCALE 1"=20'

C-4

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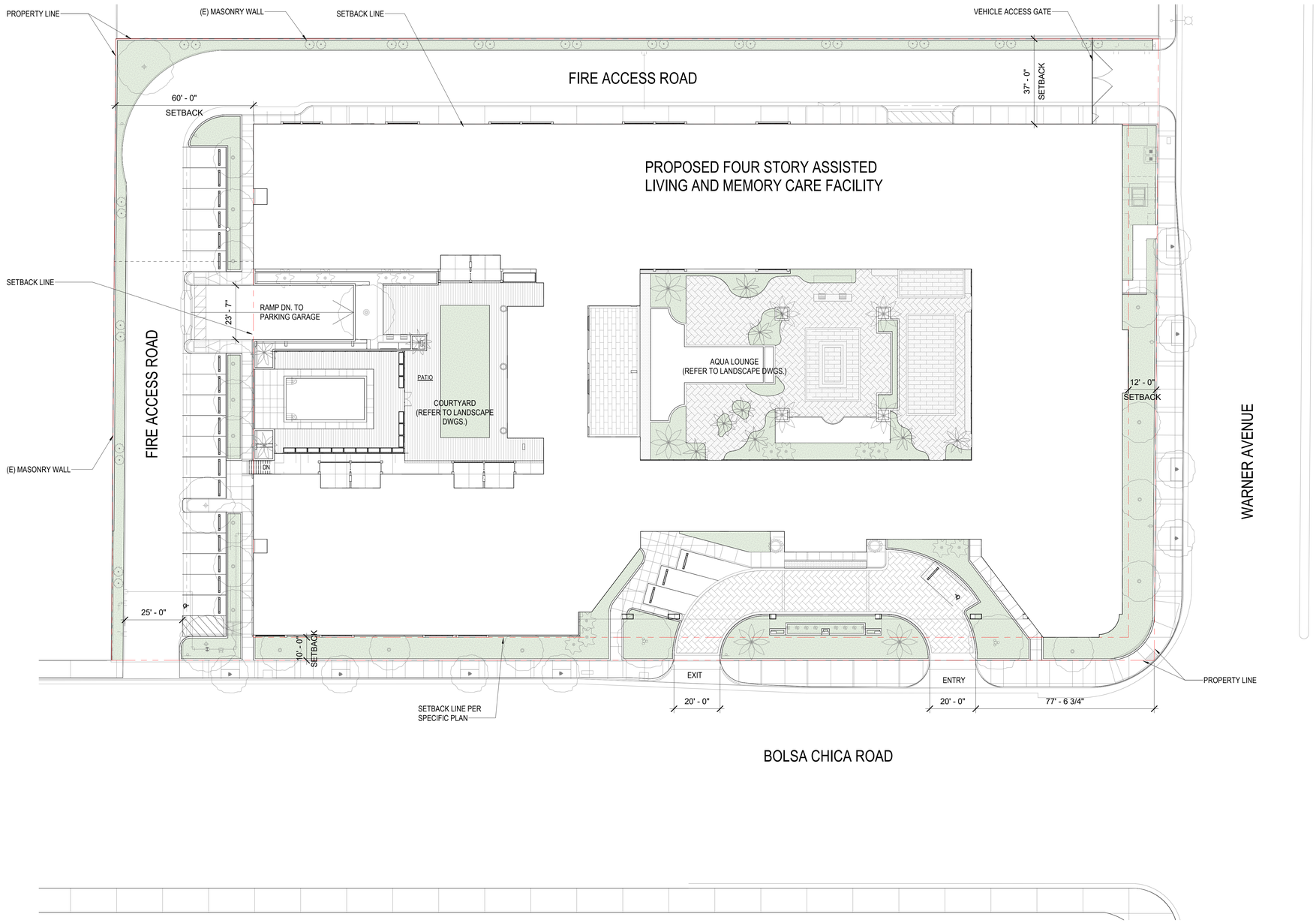

GENERAL NOTES - SITE PLAN

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
THE NORTH 180.00 FEET OF THE EAST 180.00 FEET OF LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36, MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT ON' THE EAST VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 15, 1943 IN BOOK 1197, PAGE 424, OFFICIAL RECORDS, LYING BETWEEN THE EASTERLY PROLONGATION OF THE LINE OF SAID LOT AND THE SOUTH LINE OF THE NORTH 180.00 FEET OF SAID LOT.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH, FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 20,1963 IN BOOK 6813, PAGE 177, OFFICIAL RECORDS.

APN: 163-281-01

PARCEL B:
LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT 2 ON THE EAST, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH RECORDED JULY 15,1943, IN BOOK 1197 PAGE 424 OFFICIAL RECORDS.

TITLE WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND EXCEPTING THEREFROM THE SOUTH 150.00 FEET.
ALSO EXCEPTING THE NORTH 180 FEET OF THE EAST 180 FEET THEREOF, MEASURED FROM THE CENTER LINE OF BOLSA CHICA STREET ADJOINING ON THE EAST.

ALSO, EXCEPTING ALL MINERALS, INCLUDING, BUT NOT LIMITED TO OIL, GAS, OTHER HYDROCARBONS, GRAVEL AND STEAM ALL BELOW 500 FEET FROM THE SURFACE OF SUCH LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, EXCEPTING BELOW 500 FEET FROM SUCH SURFACE, RESERVED IN DEED FROM CHARLES HERMENSEN AS TRUSTEE FOR THE CHARLES L. HERMENSEN TRUST RECORDED JULY 9, 1982 AS INSTRUMENT NO. 82—237601 OF OFFICIAL RECORDS.

APN: 163-281-02

FEET
0 10 20 40

TRUE NORTH

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COMMUNITY

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SITE PLAN

SCALE As indicated

A101

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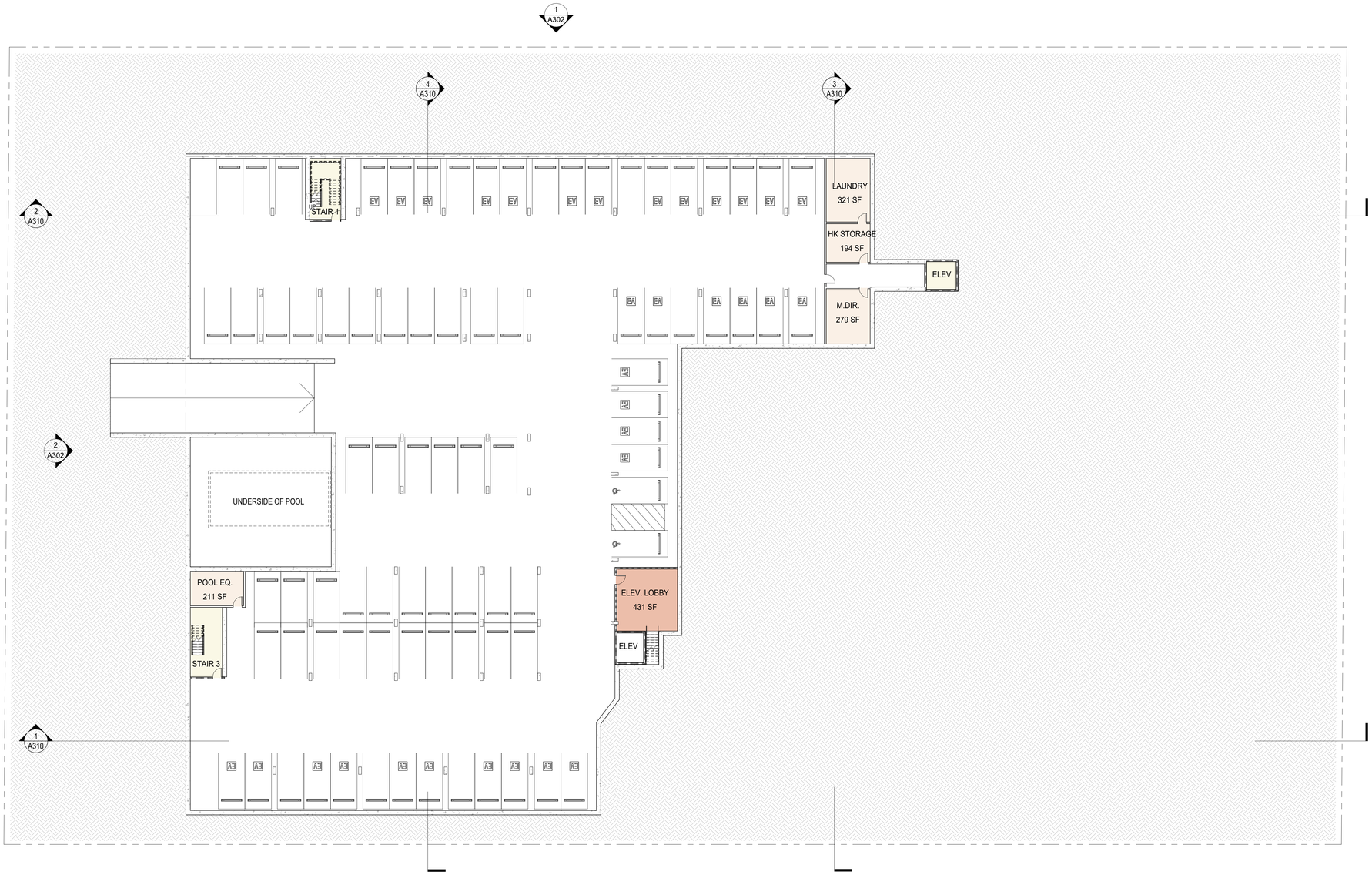

PARKING SCHEDULE	
LEVEL	COUNT
LEVEL B1	82
LEVEL 01	22
TOTAL	104

REQUIRED PARKING: (159 X 0.65 =104 SPACES REQ'D)
REQUIRED ADA PARKING: 159 X 0.02 = 4 (ROUNDED UP)
REQUIRED EV CAPABLE = 104 X .10 = 11
REQUIRED EV READY = 104 X .25 = 26
REQUIRED EV CHARGER = 104 X .05 = 6

FLOOR PLAN LEGEND

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- 3 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- XXX — DOOR TAG
- ? — KEYNOTE TAG

0 2 4 8 FEET

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BASEMENT - OVERALL FLOOR PLAN

SCALE As indicated

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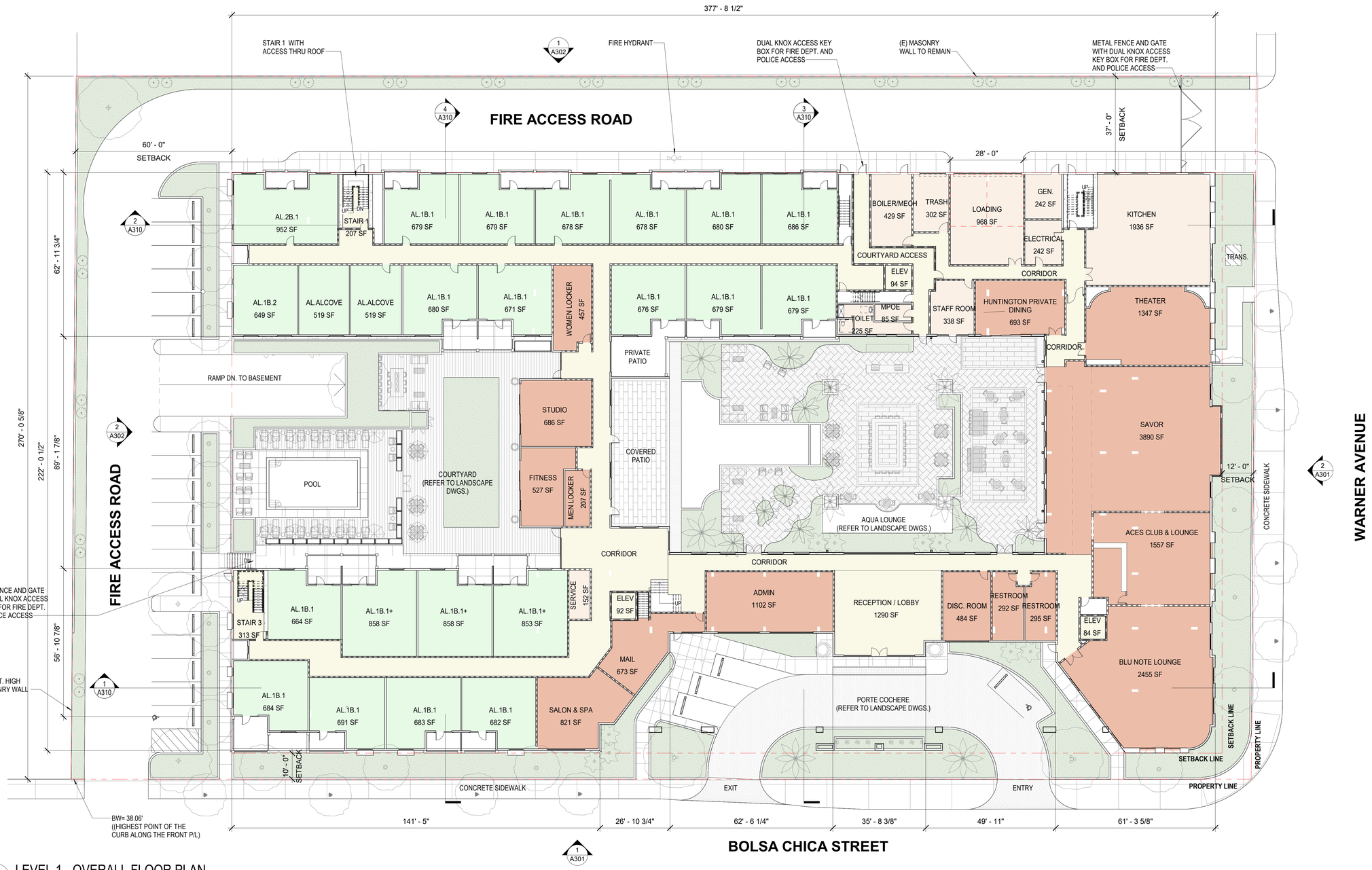

1 LEVEL 1 - OVERALL FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- 3 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- XXX — DOOR TAG
- ? — KEYNOTE TAG

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LEVEL 1 - OVERALL FLOOR PLAN

SCALE As indicated

A202

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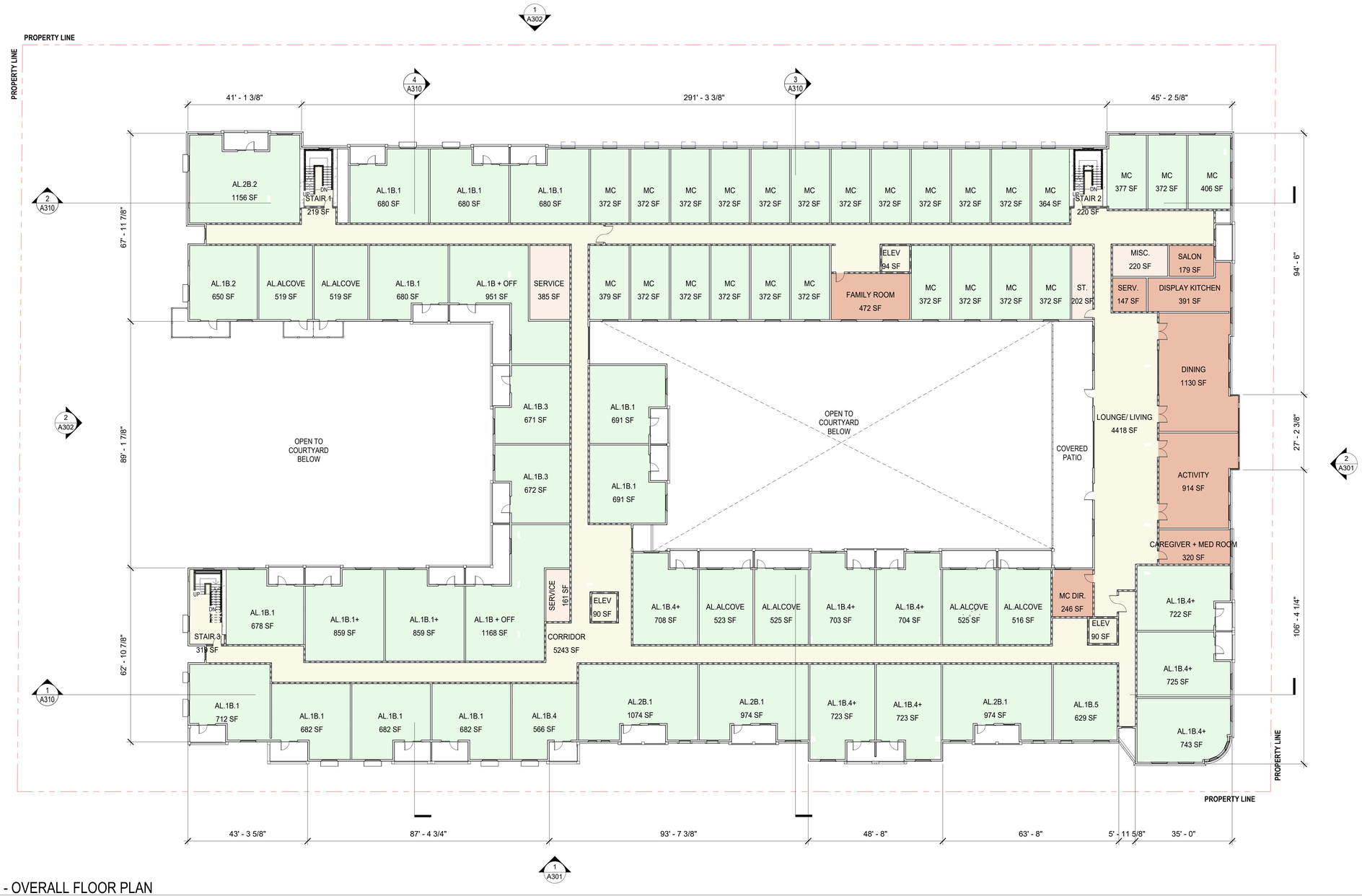

1 LEVEL 2 - OVERALL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO

FLOOR PLAN LEGEND

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- 3 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- XXX — DOOR TAG
- ? — KEYNOTE TAG

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LEVEL 2 - OVERALL FLOOR PLAN

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1 LEVEL 3 - OVERALL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO

FLOOR PLAN LEGEND

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- 3 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- XXX — DOOR TAG
- ? — KEYNOTE TAG

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LEVEL 3 - OVERALL FLOOR PLAN

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A204

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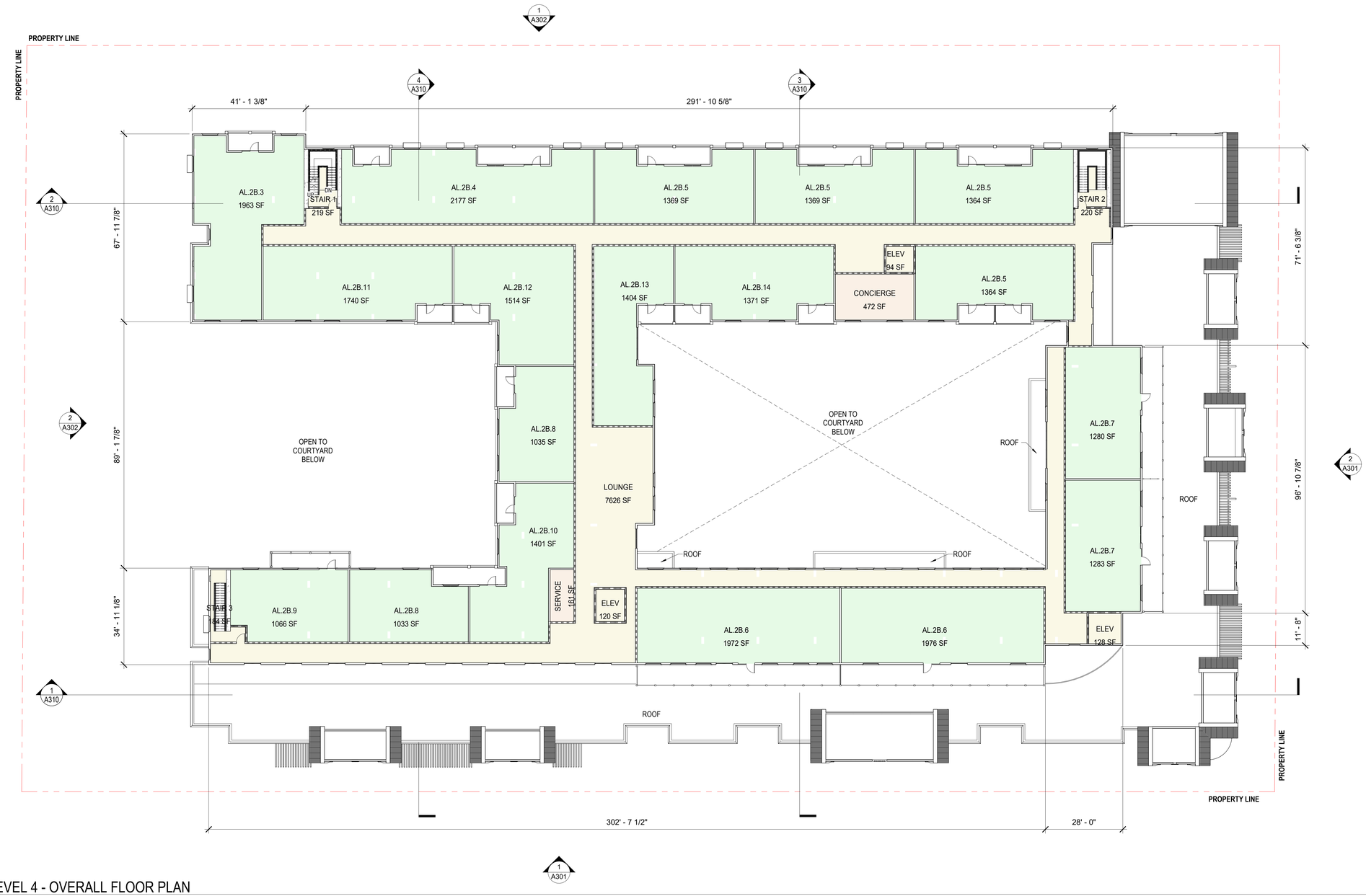

1 LEVEL 4 - OVERALL FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- 3 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- XXX — DOOR TAG
- ? — KEYNOTE TAG

0 2 4 8 FEET

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LEVEL 4 - OVERALL FLOOR PLAN

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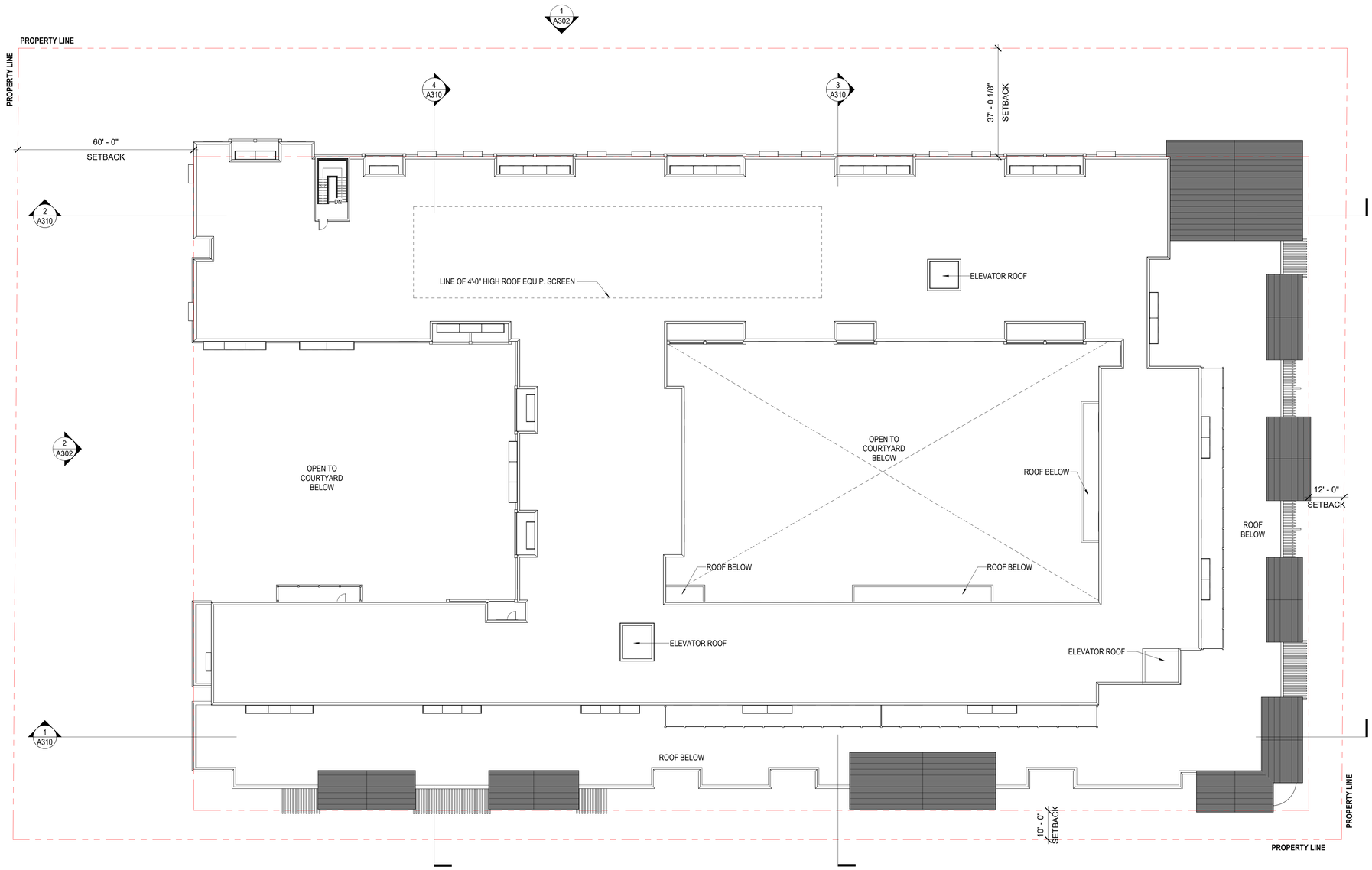

FLOOR PLAN LEGEND

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- 3 HOUR FIRE-RATED ASSEMBLY
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DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION

DRAWING TITLE
ROOF - OVERALL FLOOR PLAN

SCALE As indicated

A206

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5/23/2024 9:15:31 AM

2 NORTH ELEVATION
3/32" = 1'-0"

1 EAST ELEVATION
3/32" = 1'-0"

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COMMUNITY

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DRAWING TITLE
EXTERIOR
ELEVATIONS

SCALE 3/32" = 1'-0"

A301

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2 SOUTH ELEVATION
3/32" = 1'-0"

1 WEST ELEVATION
3/32" = 1'-0"

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DRAWING TITLE
EXTERIOR
ELEVATIONS

SCALE 3/32" = 1'-0"

A302

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5/21/2024 4:41:35 PM

GL-01
INSULATED GLASS
CLEAR

MTL-02
WHITE MULLION

SD-03
PANEL SIDING
BLUE

SD-02
BOARD & BATTERN
WHITE

STUCCO
WHITE HERON
BENJAMIN MOORE

MTL-01
DARK BRONZE
MULLION & AWNING COVERS

SD-01
SHINGLES
GRAY

ST-01
STONE

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	DATE	DESCRIPTION

DRAWING TITLE
COLOR & MATERIAL
PALETTE

SCALE

A303

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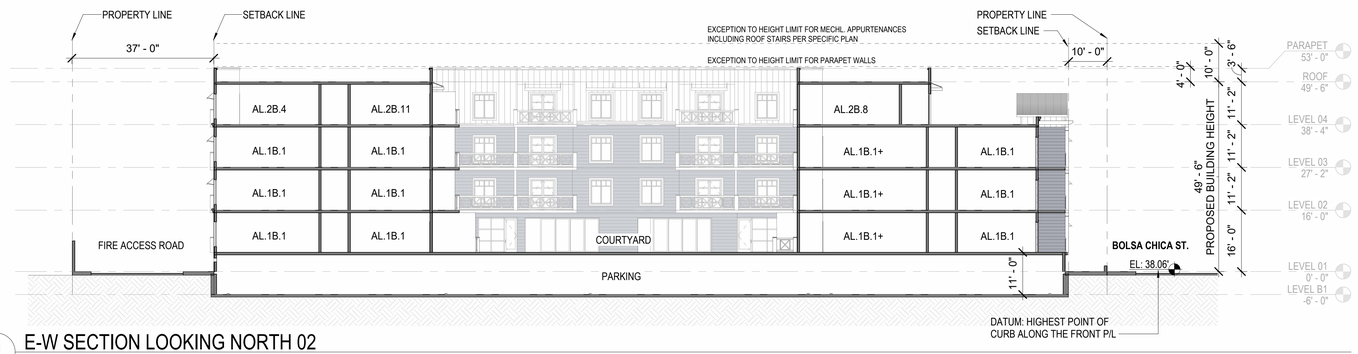
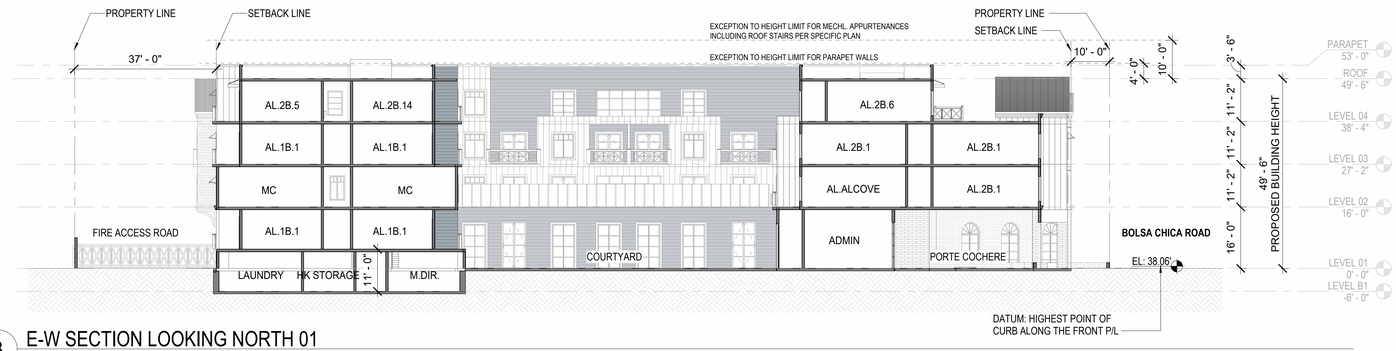
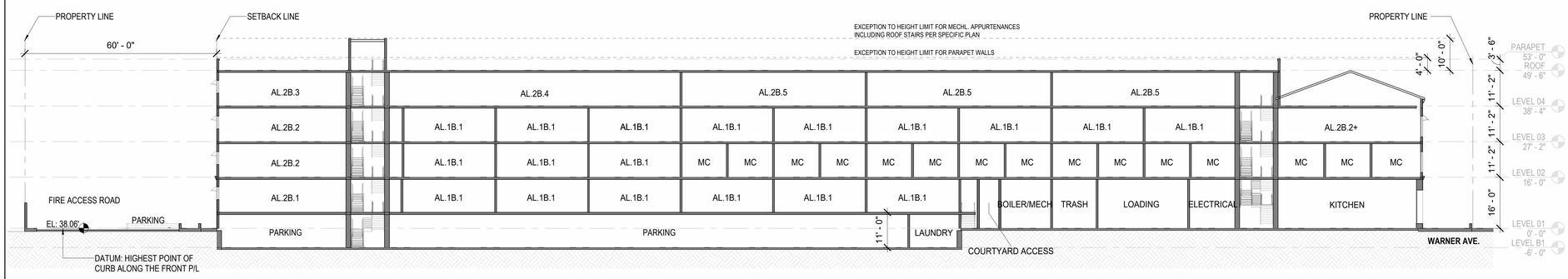


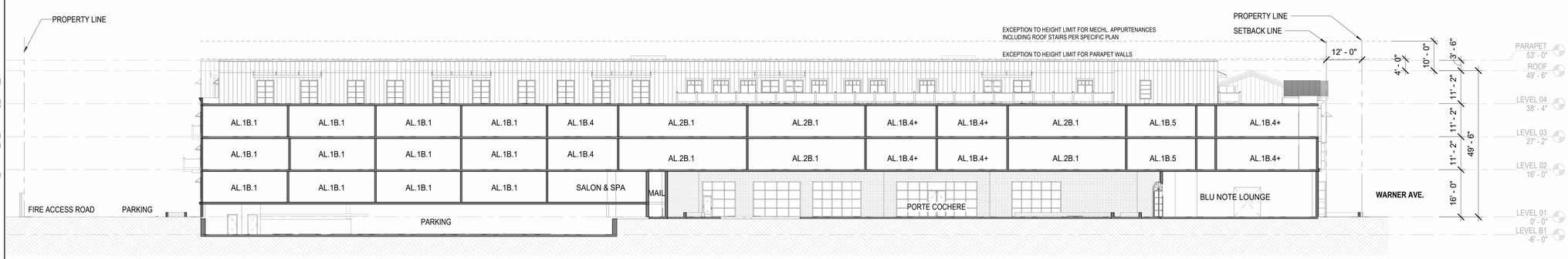
4 E-W SECTION LOOKING NORTH 02
1/16" = 1'-0"



3 E-W SECTION LOOKING NORTH 01
1/16" = 1'-0"



2 N-S SECTION LOOKING WEST 02
1/16" = 1'-0"



1 N-S SECTION LOOKING WEST 01
1/16" = 1'-0"

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DRAWING TITLE
BUILDING SECTIONS

SCALE 1/16" = 1'-0"

A310

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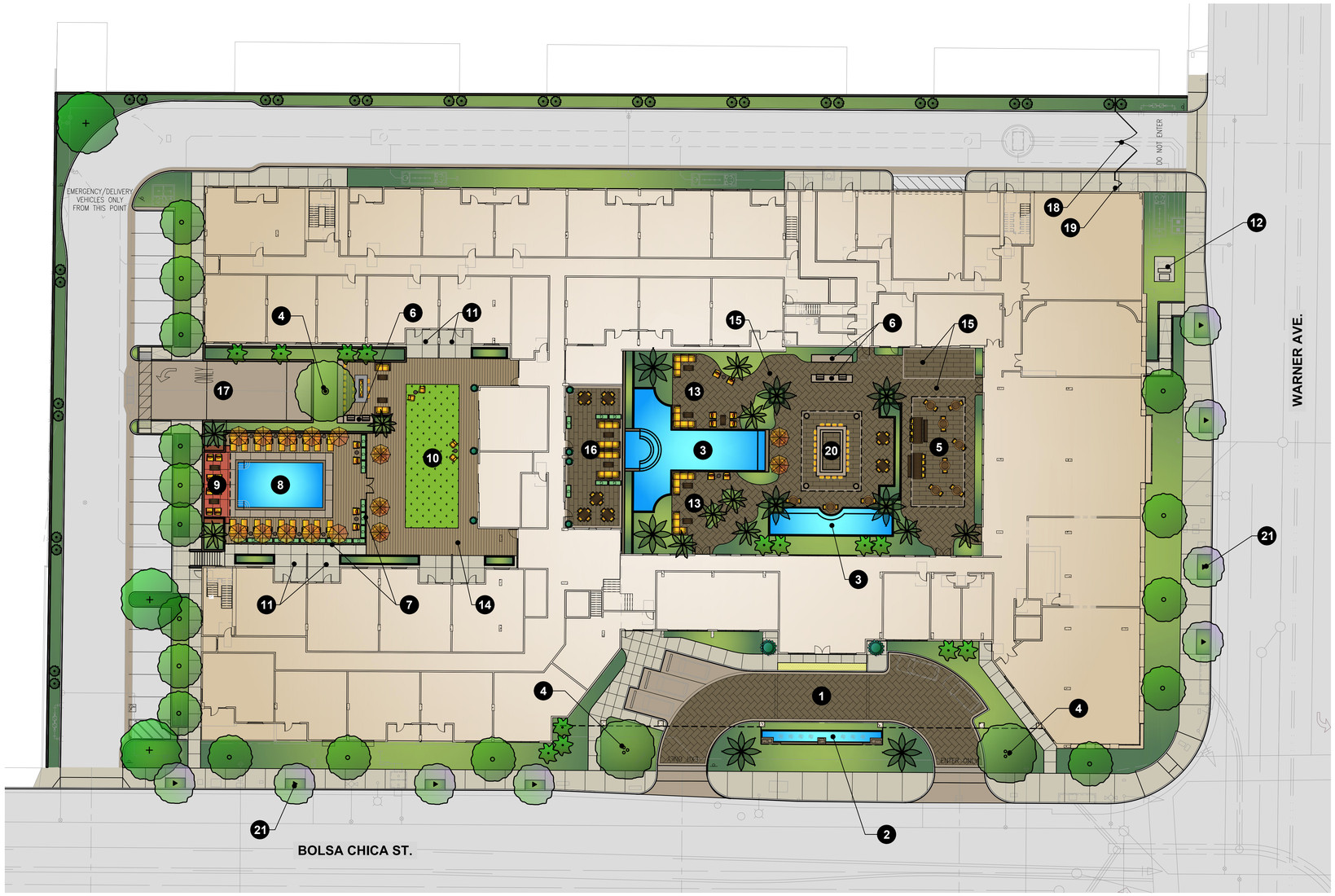

LEGEND

1. ENHANCED PAVING AT ARRIVAL
2. FOUNTAIN AT ARRIVAL COURT
3. FOUNTAIN AT COURTYARD
4. SPECIMEN TREE
5. COVERED OUTDOOR SEATING
6. BBQ
7. GLASS POOL ENCLOSURE FENCE
8. SWIMMING POOL
9. CABANA AT POOL
10. ARTIFICIAL TURF AT FITNESS LAWN
11. PRIVATE PATIOS
12. TRANSFORMER
13. OUTDOOR SEATING
14. ACCENT PAVING AT POOL DECK
15. ENHANCED PAVING AT PATIO
16. COVERED PATIO
17. ENTRY / EXIT TO UNDERGROUND PARKING GARAGE
18. VEHICULAR GATE
19. PEDESTRIAN GATE
20. AQUA LOUNGE AND BAR
21. STREET TREE

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS
	FICUS RUBIGINOSA	RUSTY LEAF FIG
	LAGERSTROEMIA INDICA 'NATCHEZ'	WHITE CRAPE MYRTLE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	OLEA EUROPEA 'SWAN HILL'	SWAN HILL OLIVE
	PHOENIX DACTYLIFERA	DATE PALM
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
	ULMUS PARVIFLORA 'TRUE GREEN'	TRUE GREEN CHINESE ELM

FOREGROUND SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE
	ALOE 'BLUE ELF'	BLUE ELF ALOE
	BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA
	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD
	CALANDRINIA SPECTABLIS	ROCK PURSLANE
	CALLIANDRA HAEMATOCEPHALA	PINK POWDER PUFF
	CAREX DIVULSA	BERKELEY SEDGE
	DASYLIRON WHEELERI	DESERT SPOON
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY
	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY
	GREVILLEA NOELLII	NOEL'S GREVILLEA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	MYOPORUM PARVIFOLIUM 'PINK'	PINK GROUNDCOVER MYOPORUM
	OLEA X 'MONTRA'	LITTLE OLLIE
	PHILODENDRON 'XANADU'	XANADU SPLIT LEAF PHILODENDRON
	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN
	ROSA FLORIBUNDA 'ICEBURG'	WHITE ICEBURG
	SANSEVIERIA TRIFASCIATA	SNAKE PLANT
	WESTRINGIA 'WYNYABBIE GEM'	WYNYABBIE GEM COAST ROSEMARY
	XYLOSMA CONGESTUM	XYLOSMA

0 10 20 40 60

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CLEARWATER HUNTINGTON BEACH

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JOB NO.	23035
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	08.14.24	CUP UPDATE

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

SCALE

L1.1

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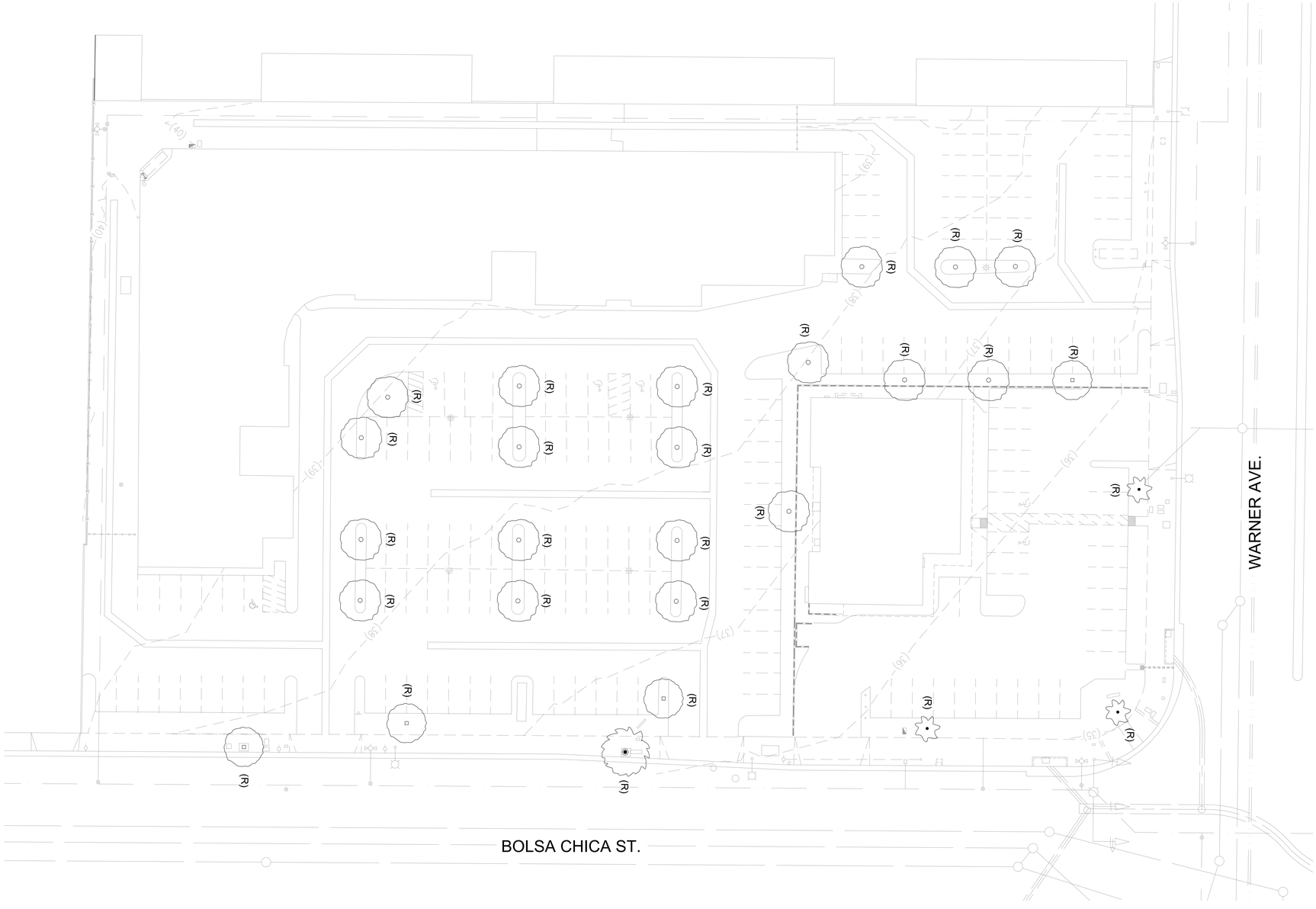

EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	--
	PYRUS CALLERYANA	PYRUS CALLERYANA	--
	PINUS HALEPENSIS	ALEPPO PINE	--
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	--

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE.
THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

0 10 20 40 60

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BEACH

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JOB NO.	23035
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DRAWING TITLE

EXISTING TREE INVENTORY

SCALE

L5.1

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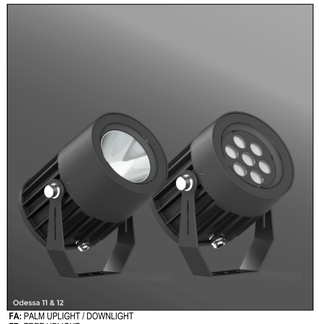


FA: PALM UPLIGHT / DOWNLIGHT
FB: TREE UPLIGHT

MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: (ODESSA) UOD SERIES

OA: POLE-MOUNTED AREA LIGHT
OB: POLE-MOUNTED AREA LIGHT

MANUFACTURER: LITHONIA
MODEL NUMBER: RSX1 SERIES

OC: ENTRANCE CANOPY DOWNLIGHT

MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: (NIKON) UNI SERIES

OD: TRELLIS DOWNLIGHT

MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: (JET) UJE SERIES

OF: FESTOON LIGHTS

MANUFACTURER: SPJ LIGHTING
MODEL NUMBER: FOREVER BRIGHT FESTIVAL FLEX GLOBES

RA: SUBMERSIBLE WATER FOUTAIN / POOL LIGHT

MANUFACTURER: FX LIGHTING
MODEL NUMBER: LG-HZ SERIES

WA: WALL SCONCE

MANUFACTURER: GENERATION LIGHTING
MODEL NUMBER: OL11102DWZ SERIES

OUTDOOR LIGHTING DESIGN INTENT:

1. ALL FACADE AND DECORATIVE LIGHTING SHALL BE DESIGNED AT A LATER DATE. FIXTURE LOCATIONS SHOWN ARE INTENDED TO BE PRELIMINARY IN NATURE.
2. FIXTURE SELECTIONS SHOWN ARE PROVIDED AS A BASIS OF DESIGN (SELECTIONS ARE NOT FINAL).
3. ALL EXTERIOR LIGHTING INTENDED TO BE LED.
4. ALL FIXTURE SELECTIONS SHALL BE DIMMABLE.
5. ALL EXTERIOR LIGHTING SHALL BE ROUTED THROUGH AN ASTRONOMICAL TIME CLOCK AND / OR PHOTOCELL.
6. PATHWAY LIGHTING SHALL PROVIDE ADEQUATE ILLUMINATION FOR GENERAL SAFETY OF THE RESIDENTS.
7. EGRESS PATHWAYS AND EXIT DOORS SHALL BE PROVIDED WITH EMERGENCY BACK-UP, AND SHALL FOLLOW THE DESIGNATED EXIT PLAN.

GENERAL NOTES:

1. ALL DEVICE LOCATIONS WILL BE COORDINATED WITH ARCHITECTURAL AND LANDSCAPE PLANS.
2. LIGHT FIXTURES INTENDED TO ILLUMINATE PUBLIC PATHWAYS SHALL BE DESIGNED BY THE CIVIL ENGINEER.

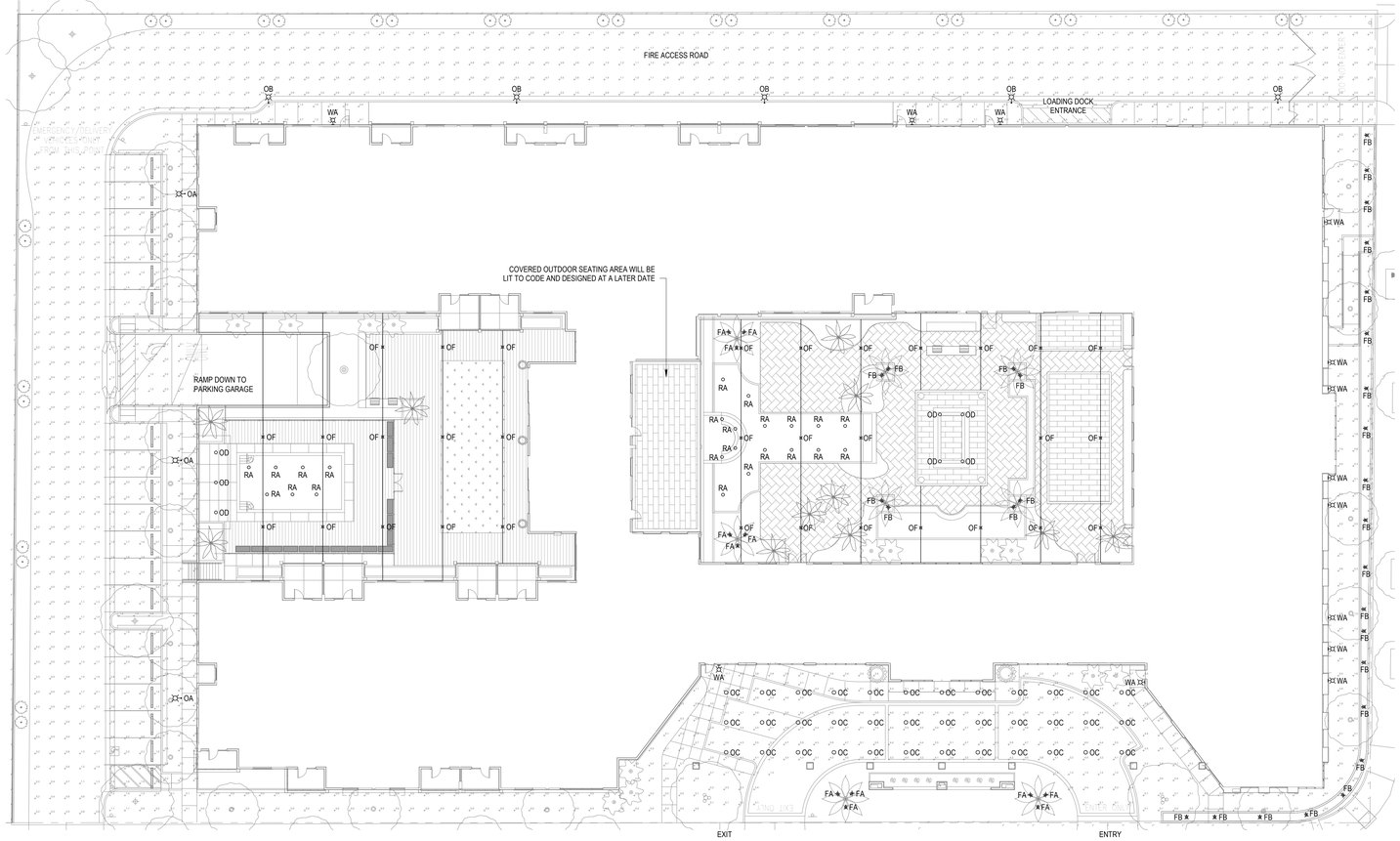
APPLICABLE CODES / STANDARDS:

- 2022 CALIFORNIA ELECTRICAL CODE (CEC) (TITLE 24, PART 3)
- 2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	FIXTURE TYPE	SPECIFIED FIXTURE		REMARKS
			MANUFACTURER	MODEL NO.	
FA	PALM UPLIGHT / DOWNLIGHT	LED	LIGMAN LIGHTING	(ODESSA) UOD SERIES	1
FB	TREE UPLIGHT	LED	LIGMAN LIGHTING	(ODESSA) UOD SERIES	--
OA	POLE - MOUNTED AREA LIGHT	LED	LITHONIA	RSX1 SERIES	2
OB	POLE - MOUNTED AREA LIGHT	LED	LITHONIA	RSX1 SERIES	2
OC	ENTRANCE CANOPY DOWNLIGHT	LED	LIGMAN LIGHTING	(NIKON) UNI SERIES	--
OD	TRELLIS DOWNLIGHT	LED	LIGMAN LIGHTING	(JET) UJE SERIES	--
OF	FESTOON LIGHTS	LED	SPJ LIGHTING	FOREVER BRIGHT FESTIVAL FLEX GLOBES	--
RA	SUBMERSIBLE WATER FOUNTAIN / POOL LIGHT	LED	FX LIGHTING	LG-HZ SERIES	--
WA	WALL SCONCE	LED	GENERATION LIGHTING	OL11102DWZ	--

LIGHT FIXTURE SCHEDULE REMARKS:
1. PROVIDE WITH ODESSA TREESTRAP.
2. PROVIDE WITH 3'-0" CONCRETE POLE BASE AND 17'-0" ROUND STRAIGHT ALUMINUM POLE.



TRUE NORTH

1 SITE PLAN - ELECTRICAL LIGHTING
1" = 20'-0"

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JOB CAPTAIN	KHK

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1	04/26/24	ENTITLEMENT PACKAGE

DRAWING TITLE
SITE PLAN - ELECTRICAL LIGHTING

SCALE As indicated

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