

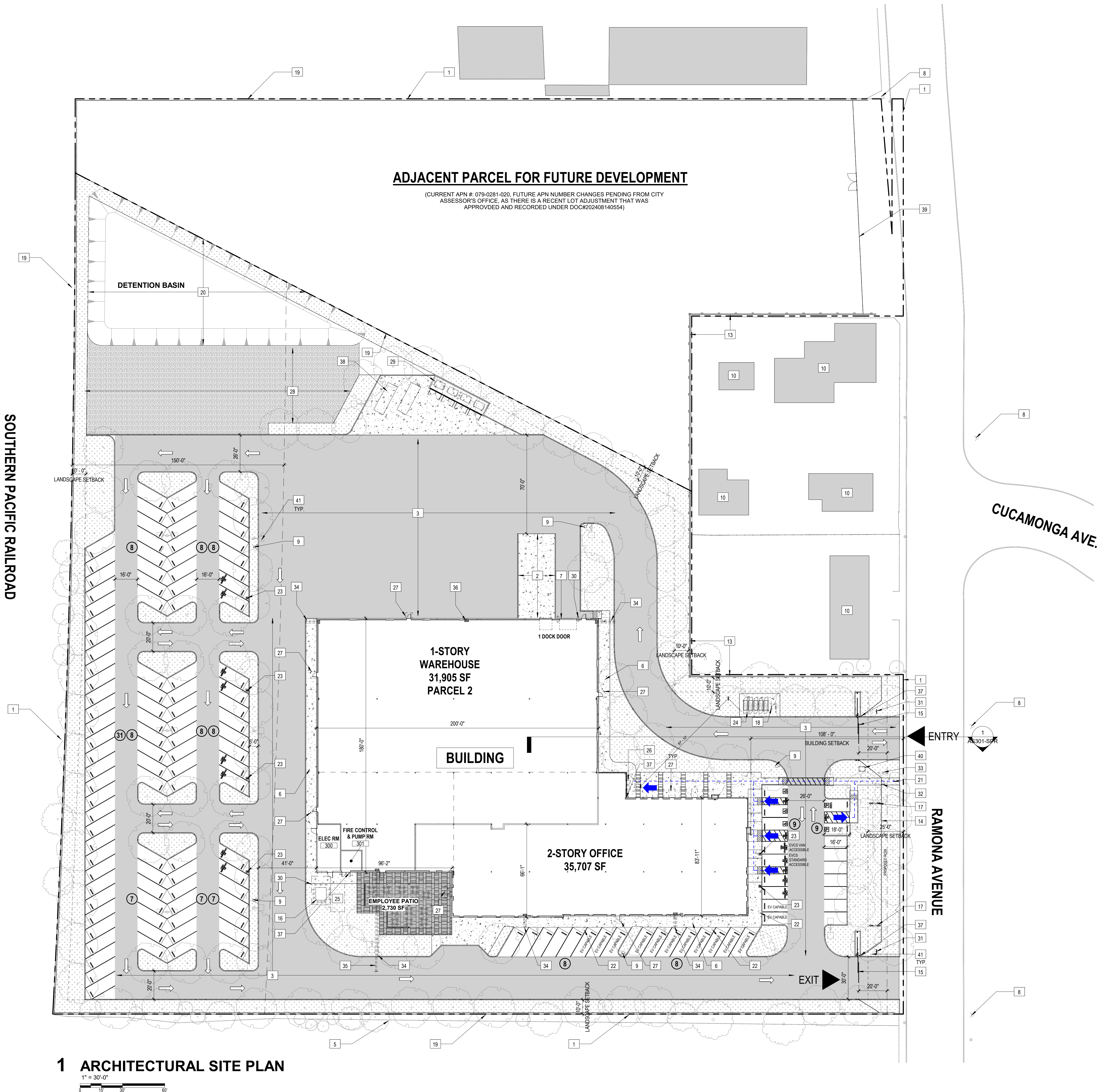
Appendix A

Project Plans



12893 ALCOSTA BLVD. SUITE N, SAN RAMON, CA 94583 | TEL: (650) 223-3188 | WWW.VEGASBUILDS.COM

DECEMBER 20, 2024



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

SITE AND BUILDING SUMMARY

SITE
THERE IS A RECENT LOT LINE ADJUSTMENT THAT WAS APPROVED AND RECORDED UNDER DOC #202408140554.
CURRENT APN NUMBER:
PARCEL #: 079-0281-018, 079-0281-022, 079-0281-017
FUTURE APN NUMBER CHANGES PENDING FROM ASSESSOR'S OFFICE.

LOT SIZE: 5.753 ACRES+/-
BUILDING AREA: 67,612 SF
ZONING: MRD (Manufacturing, Research & Development) WITH A SWR (Solid Waste Restricted) OVERLAY

GENERAL PLAN DESIGNATION: EMPLOYMENT CENTER MID RISE
FLOOR AREA RATIO: 0.25:1 (PER CITY OF SACRAMENTO 2035 GENERAL PLAN)
LOT COVERAGE: 70% MAX (PER CITY OF SACRAMENTO 2035 GENERAL PLAN)

BUILDING SUMMARY:
BUILDING GROSS SQ. FT.: 67,612 SF (31,905 SF WAREHOUSE + 35,707 SF OFFICE)
OCCUPANCY: 8 & F1 (PER 2022 CBC 304.1)
CONSTRUCTION TYPE: I-B
NUMBER OF STORIES: 1 STORY WAREHOUSE + 2 STORIES OFFICE
BUILDING HEIGHT: 37' (COMPLY WITH ZONING CODE 17.220.625 - MRD ZONE - 15' TO 75')

PARKING REQUIREMENTS (PER CITY OF SACRAMENTO TITLE 17 - TABLE 17.608.030B):
PARKING DISTRICT: URBAN DISTRICT

TOTAL PARKING SPACES REQUIRED (PER TABLE 17.608.030B):
OFFICE - 12000 (MIN); 12500 (MAX) - 35,707 SF/2000 = 18 (MIN); 35,707 SF/2500 = 142 (MAX)
WAREHOUSE - 14000 (MIN); 15000 (MAX) - 31,905 SF/4000 = 8 (MIN); 31,905 SF/5000 = 64 (MAX)
TOTAL 26 SPACES MIN; 206 SPACES MAX
TOTAL 134 SPACES PROVIDED

STANDARD PARKING SPACES (FOR TOTAL # OF 101-150 SPACES):
5 SPACES REQUIRED, 5 SPACES PROVIDED

ACCESSIBLE PARKING SPACES (9'X18' WITH 5' ACCESS AISLE) PER 2022 CBC TABLE 11B-208.2:
4 SPACES PROVIDED

ACCESSIBLE VAN SPACES (9' X 18' WITH 8' ACCESS AISLE) PER 2022 CBC TABLE 11B-208.3:
1 SPACE PROVIDED

ELECTRICAL VEHICLE (EV) SPACES (PER CGSBC 5.106.5.3.1 & TABLE 5.106.5.3.1):
FOR TOTAL # OF 101-105 PARKING SPACES: 25 EV CAPABLE SPACES REQUIRED;
25 EV CAPABLE SPACES PROVIDED
12 EV CHARGING STATIONS (EVCS) REQUIRED
12 EV CHARGING STATIONS (EVCS) PROVIDED

ACCESSIBLE VAN AND STANDARD EVCS (PER CBC 11B-228.3.4 & TABLE 11B-228.3.2.1):
1 ACCESSIBLE VAN EVCS REQUIRED; 1 ACCESSIBLE VAN EVCS PROVIDED
1 ACCESSIBLE STANDARD EVCS REQUIRED; 1 ACCESSIBLE STANDARD EVCS PROVIDED

BICYCLE PARKING SPACES REQUIRED (PER CITY TITLE 17 - TABLE 17.608.030C):
LONG TERM BICYCLE PARKING REQUIRED:
FOR WAREHOUSE: 3 SPACES REQUIRED; 4 SPACES PROVIDED
FOR OFFICE: 6 SPACES REQUIRED; 6 SPACES PROVIDED
SHORT TERM BICYCLE PARKING REQUIRED:
FOR WAREHOUSE: 2 SPACES REQUIRED; 2 SPACES PROVIDED
FOR OFFICE: 2 SPACES REQUIRED; 2 SPACES PROVIDED

LEGEND

- | | | | |
|--|---|--|--|
| | LANDSCAPE: SEE LANDSCAPE DRAWINGS. | | PROPERTY LINE |
| | HARDSCAPE | | SHEET NOTES |
| | DRIVE AISLE | | ACCESSIBLE ROUTE |
| | TRUNCATED DOMES | | ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE |
| | GRAVEL | | ACCESSIBLE PARKING STALL (9' X 18') + 8' W/ ACCESSIBLE AISLE |
| | STANDARD PARKING STALL 9' X 18' | | STANDARD DIAGONAL PARKING STALL 60° ANGLE (9' X 19') |
| | STANDARD PARKING STALL 9' X 16' + 2' OVERHANG | | |
| | EV CAPABLE | | CONDUIT STUB FOR FUTURE EV CHARGERS |
| | EV WITH EVSE | | |

SHEET NOTES

- PROPERTY LINE, TYP.
- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- ACCESSIBLE PATH OF TRAVEL.
- (E) CHAIN LINK FENCE.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 12' X 14' DRIVE-IN DOOR.
- (E) FIRE HYDRANT.
- (N) FIRE HYDRANT.
- (E) ADJACENT BUILDING HOUSES (OUTSIDE OF PROJECT AREA)
- FUTURE CITY ROAD AND ASSOCIATED EASEMENT (HATCH AREA)
- 9'X10' GRADE LEVEL DOOR.
- (N) 8' TALL CHAIN LINK FENCE.
- (N) 8' TALL WROUGHT IRON METAL FENCE WITH SECURED FEATURE.
- (N) 8' TALL MOTORIZED METAL SLIDING GATE.
- APPROXIMATE LOCATION OF TRANSFORMER. SEE ELECTRICAL DRAWINGS FOR MORE INFO.
- BACKFLOW PREVENTER.
- EXTERIOR SHURTY TERM BIRD BACKS.
- (N) 8' BLACK CHAIN LINK WITH BLACK SLATS.
- DETENTION BASIN PER CIVIL DWG.
- PEDESTRIAN WALKWAY TO PUBLIC RIGHT OF WAY.
- UNDERGROUND ELECTRICAL, J-BOX FOR EV CAPABLE SPACES, CAP FLUSH WITH GROUND. SEE ELECTRICAL DWGS FOR MORE INFO.
- EV CHARGERS TO BE INSTALLED. SEE ELECTRICAL DWGS FOR MORE INFO.
- EXTERIOR LONG TERM BIKE LOCKERS.
- BATTERY STORAGE ENCL/ENCLOSURE.
- OVERHEAD MARK CANOPY FOR WEATHER PROTECTION.
- OVERHEAD CANOPIES. SEE ELEVATION FOR MORE INFO.
- GRAVEL AREA.
- TRASH ENCLOSURE.
- CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- ACCESSIBLE ENTRY SIGN.
- (N) PEDESTRIAN METAL GATE.
- APPROXIMATE LOCATION OF FUTURE MONUMENT SIGNAGE. SEE ELEC DWGS FOR UNDERGROUND ELECTRICAL J-BOX.
- CURB-DILET. SEE CIVIL DWGS FOR MORE INFORMATION.
- UNDERGROUND ROOF DRAIN PIPE CONNECTED TO DETENTION BASIN. SEE CIVIL DWGS FOR MORE INFORMATION.
- ROOF DRAIN THROUGH WALL.
- APPROXIMATE LOCATION OF KNOX BOX. PROVIDE RECESSED AT BUILDING. EXACT LOCATION TO BE CONFIRMED WITH FIRE DEPARTMENT.
- 30 YARD ROLL OFF DUMPSTERS.
- (E) TEMPORARY 8' CHAINLINK FENCE. UNDER SEPARATE FENCING PACKAGE SUBMITTAL. PLANNING REVIEW # 19424-0874. PERMIT # SUB-2428157.
- IRRIGATION PUMP. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- LIGHT POLES. SEE ELECTRICAL DRAWINGS FOR DETAILS.

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RAMONA AVENUE
SACRAMENTO, CA 95826

ARCHITECT OF RECORD:

vegasbuilds

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CIVIL ENGINEER OF RECORD:
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600 COOLIDGE DRIVE, SUITE 140
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LANDSCAPE ARCHITECT OF RECORD:
ROACH + CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CA 95825
(916) 827-4020

ELECTRICAL ENGINEER OF RECORD:
HOWE ELECTRIC
4682 E. OLIVE AVENUE
FRESNO, CA 93702
(559) 255-8992

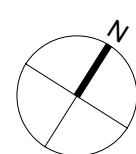
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1	11/27/2024	SPR (MPM) - BACKCHECK 1

VBI PROJECT No: 2024.02

DRAWING TITLE:
ARCHITECTURAL
SITE PLAN

SCALE: As indicated

12/20/2024



AS101-SPR

RAMONA OPPORTUNITY LLC

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SACRAMENTO, CA 95826

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NO.	DATE	ISSUE
	11/27/2024	SPR (MPM) - BACKCHECK 1

VBI PROJECT No: 2024.02

DRAWING TITLE:
FIRE LANE SITE PLAN

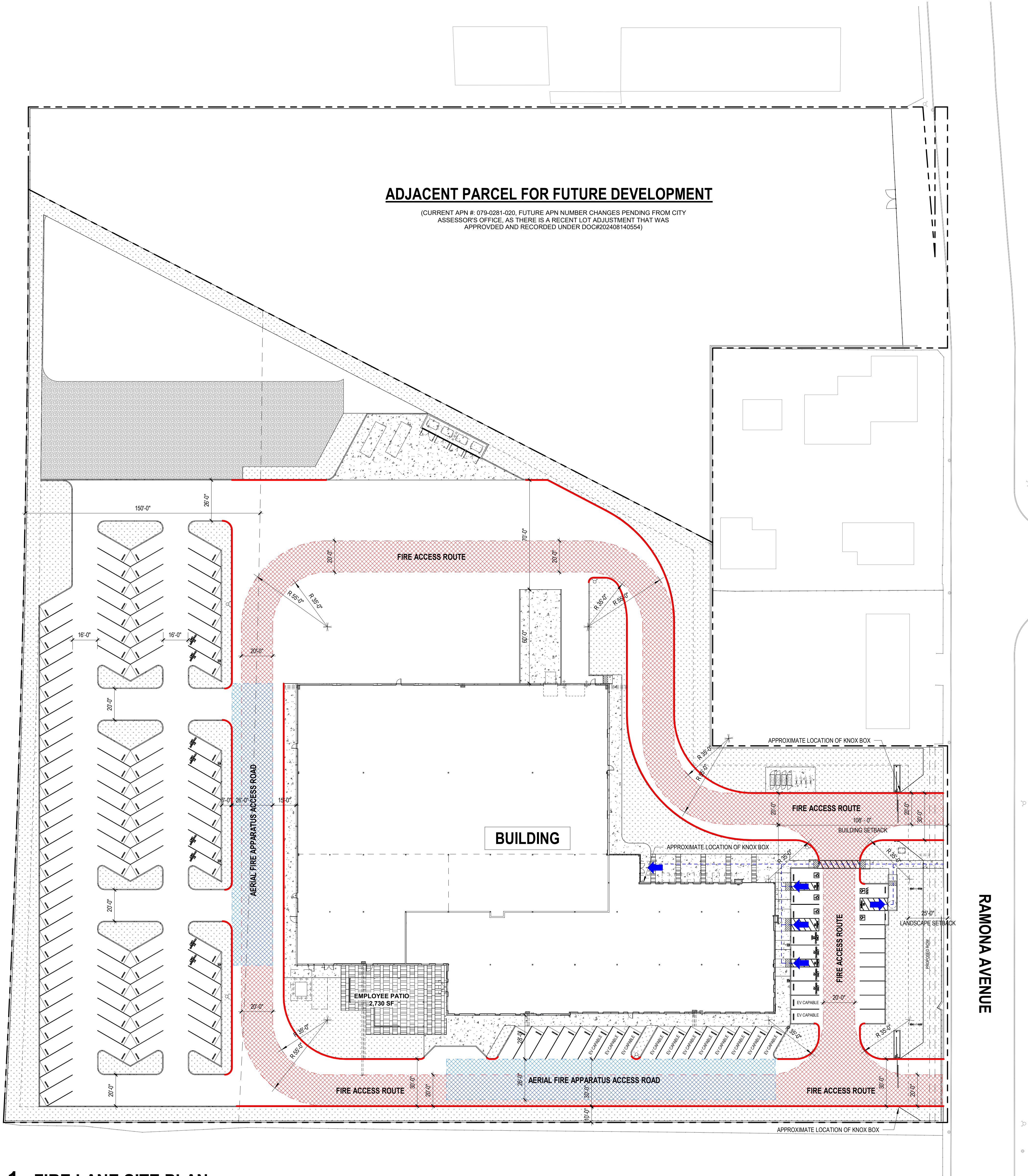
SCALE: As indicated

12/20/2024

LEGEND

- FIRE APPARATUS ACCESS ROAD.
20' WIDE MINIMUM. WITH 35' RADIUS INSIDE
AND 55' RADIUS OUTSIDE.
- FIRE AERIAL APPARATUS ACCESS ROAD.
26' WIDE MINIMUM.
LOCATED NOT LESS THAN 15 FEET AND NOT
GREATER THAN 30 FEET FROM BUILDING
- "NO PARKING FIRE LANE"
RED PAINTED FIRE LANE CURBS

AS101F-SPR



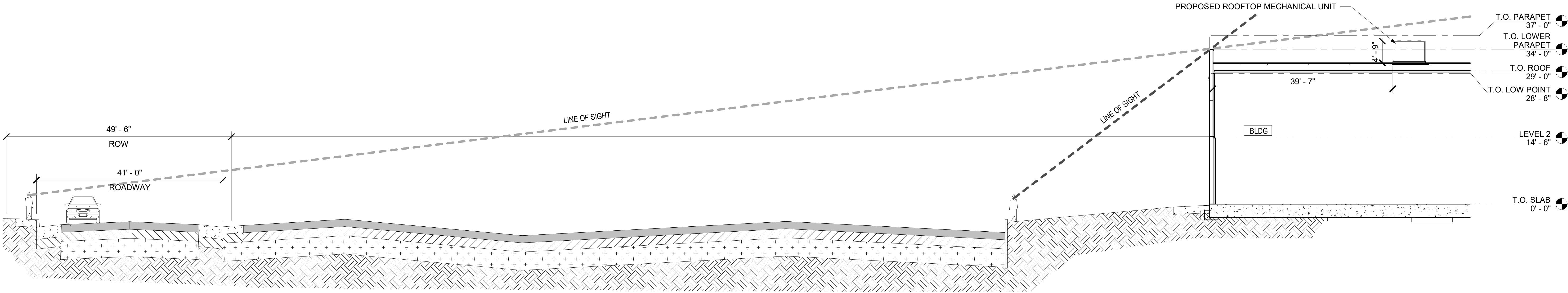
1 FIRE LANE SITE PLAN

1" = 30'-0"

0 15 30 45

1 SIGHT LINE SECTION

1" = 10'-0"



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RAMONA AVENUE
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NO.	DATE	ISSUE
1	11/27/2024	SPR (MPM) - BACKCHECK 1

VBI PROJECT No: 2024.02

DRAWING TITLE:
SIGHT LINE
SECTION

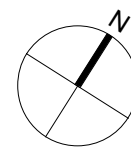
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AS301-SPR

12/20/2024



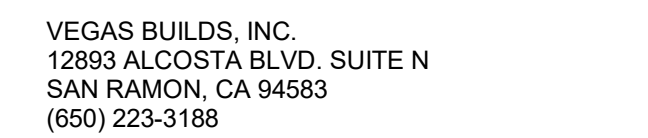
12/20/2024



1. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
2. SEE CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS
3. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL
4. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
5. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES

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ARCHITECT OF RECORD:



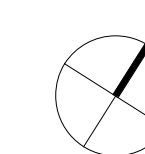
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MORTON & PITALO, INC.
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FOLSOM, CA 95630
(916) 984-7621

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NO.	DATE	ISSUE
	11/27/2024	SPR (MPM) - BACKCHECK 1

1. CONCRETE TILT-UP PANEL. TYP. AROUND BUILDING ENVELOPE. U.N.O.
2. COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. TYP.
4. 9' X 10' DOCK DOOR. SECTIONAL O.H. STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
5. DOCK DOOR BUMPER.
6. 12' X 14' DRIVE THRU. SECTIONAL O.H. STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
7. 3' X 8' EXTERIOR DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
8. CONC. FILLED GUEST POST. 6" DIA. U.N.O.. 48" H.
9. PRE-FABRICATED OVERHEAD CANOPIES. SEE ELEVATION FOR MORE INFORMATION.
10. CURTAIN WALL SYSTEM.
11. 9' X 10' KNOCK-OUT PANEL FOR FUTURE DOCK DOOR.
12. OVERHEAD MAIN CANOPY FOR WEATHER PROTECTION
13. 9' X 9' STOREFRONT ROLL UP DOOR
14. 12' X 14' KNOCKOUT FOR FUTURE GRADE LEVEL DOOR



SCALE: As indicated

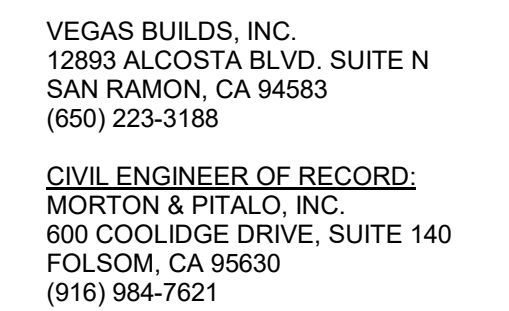
A-102-SP

12/20/2024

1. CONCRETE PARAPET
2. METAL PARAPET
3. TPO SINGLE PLY ROOFING
4. PROPOSED ROOFTOP MECHANICAL UNITS
5. PROPOSED EXHAUST FAN
6. 3'-0" X 6'-0" ROOF HATCH

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ARCHITECT OF RECORD:



LANDSCAPE ARCHITECT OF RECORD:
ROACH + CAMPBELL
947 ENTERPRISE DRIVE LOFT B
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ELECTRICAL ENGINEER OF RECORD:
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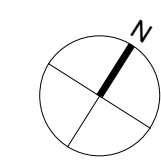
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VBI PROJECT No: 2024.02

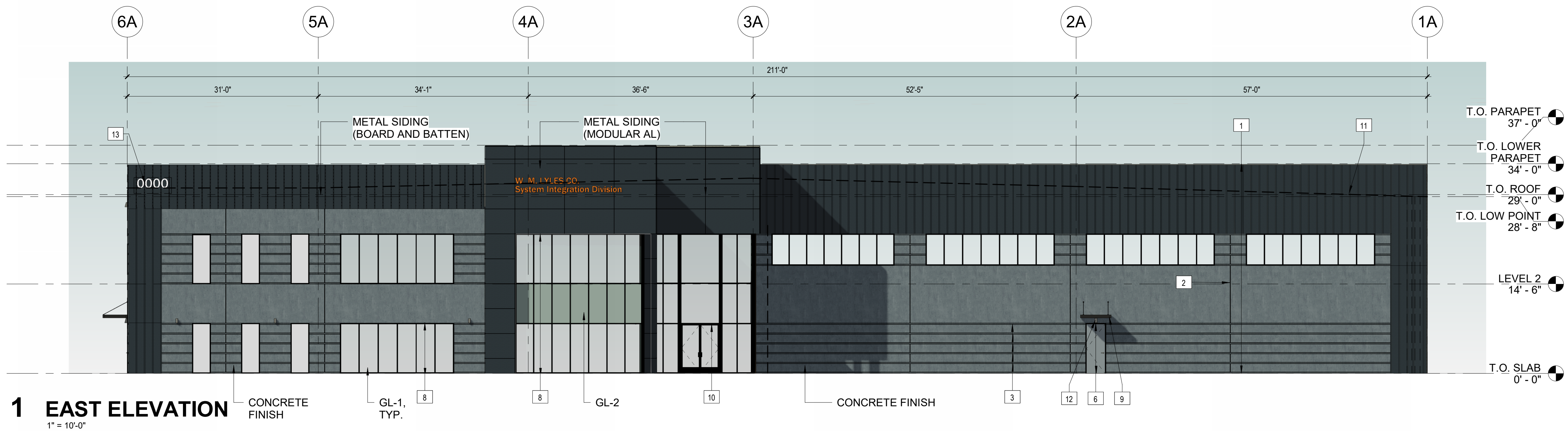
DRAWING TITLE:
OVERALL ROOF
PLAN

SCALE: As indicated

12/20/2024

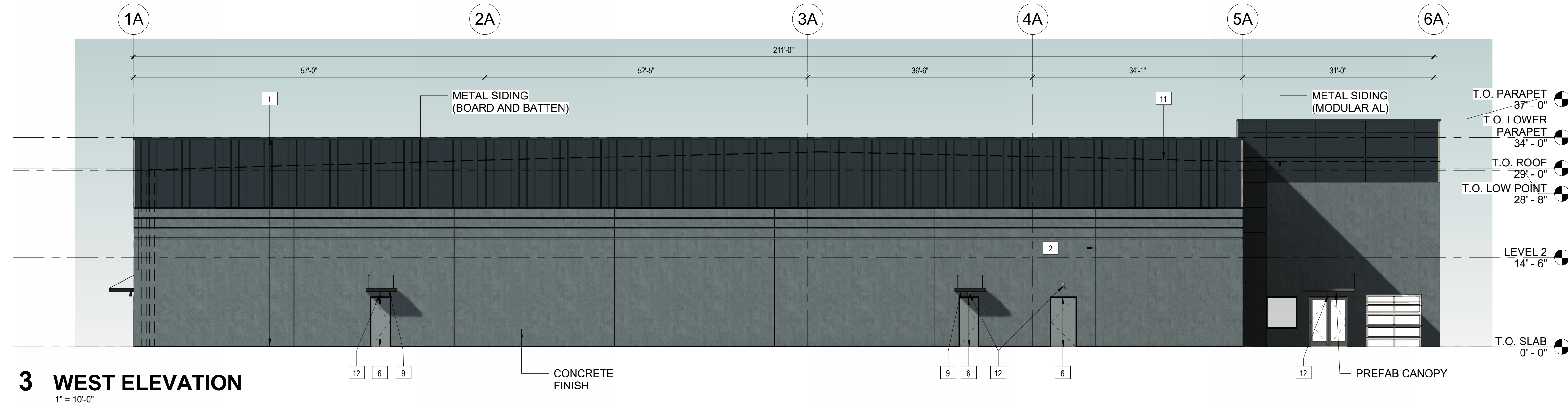
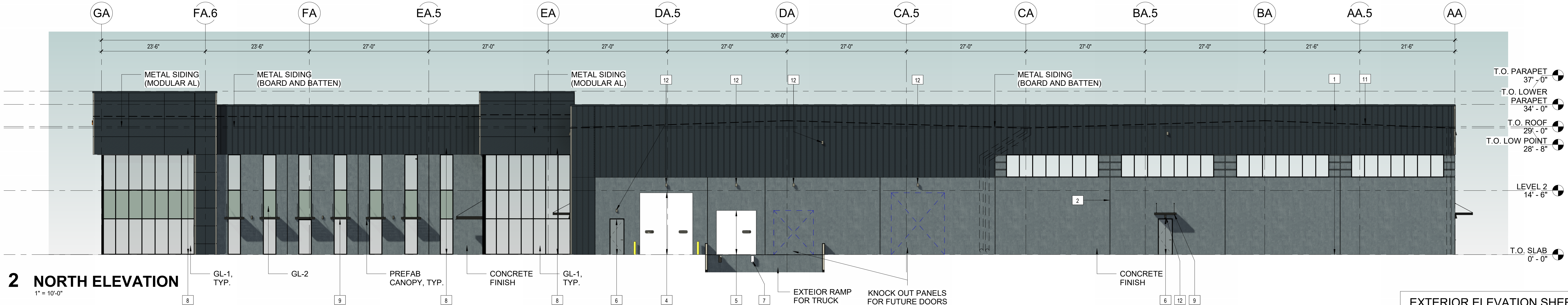


1 OVERALL ROOF PLAN



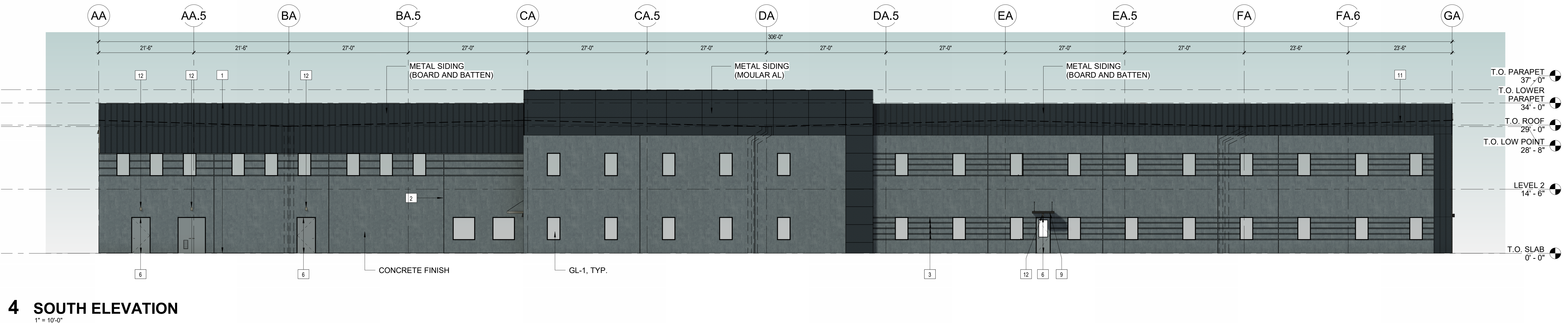
EXTERIOR ELEVATION SHEET NOTES

1. CONCRETE TILT-UP PANEL FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING IS TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERSERS ABOVE DOOR.
7. DOCK BUMPER.
8. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
9. OVERHEAD CANOPIES.
10. OVERHEAD MAIN CANOPY FOR WEATHER PROTECTION.
11. ROOF LINE BEYOND
12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
13. APPROXIMATE LOCATION OF BUILDING ADDRESS. BUILDING ADDRESS NUMBERS WITH CONTRASTING BACKGROUND & 12" MIN. HEIGHT



EXTERIOR ELEVATION SHEET NOTES

- GLAZING TYPES**
- ALL THE EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED, TINTED AND NON-REFLECTIVE COATING
- TYPE GL-1: INSULATING LOW-E GLASS UNIT.**
1. 1/4" OPTIGRAY + 1/4" SOLARBAN 60
 - 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
- 2. PERFORMANCE CHARACTERISTICS:**
- A. U-FACTOR: 0.29
 - B. SHGC: 0.30
 - C. VT: 0.5
 - D. LSG: 1.67
 - E. EXTERIOR REFLECTANCE: 8%
 - F. INTERIOR REFLECTANCE: 11%
- TYPE GL-2: SPANDREL GLASS**
1. 1/4" OPTIGRAY WITH WARE GRAY OPACI-COAT PAINTED ON REFLECTIVE INSTALLED ON CONCRETE/OPENINGS
- 2. PERFORMANCE CHARACTERISTICS:**
- A. U-FACTOR: 0.29
 - B. SHGC: 0.30
 - C. VT: 0.5
 - D. LSG: 1.67
 - E. EXTERIOR REFLECTANCE: 8%
 - F. INTERIOR REFLECTANCE: 11%



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ARCHITECT OF RECORD:

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LANDSCAPE ARCHITECT OF RECORD:
ROACH + CAMPBELL
947 ENTERPRISE DRIVE LOFT B
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(916) 827-4020

ELECTRICAL ENGINEER OF RECORD:
HOWE ELECTRIC
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NO. DATE ISSUE
11/27/2024 SPR (MPM) - BACKCHECK 1

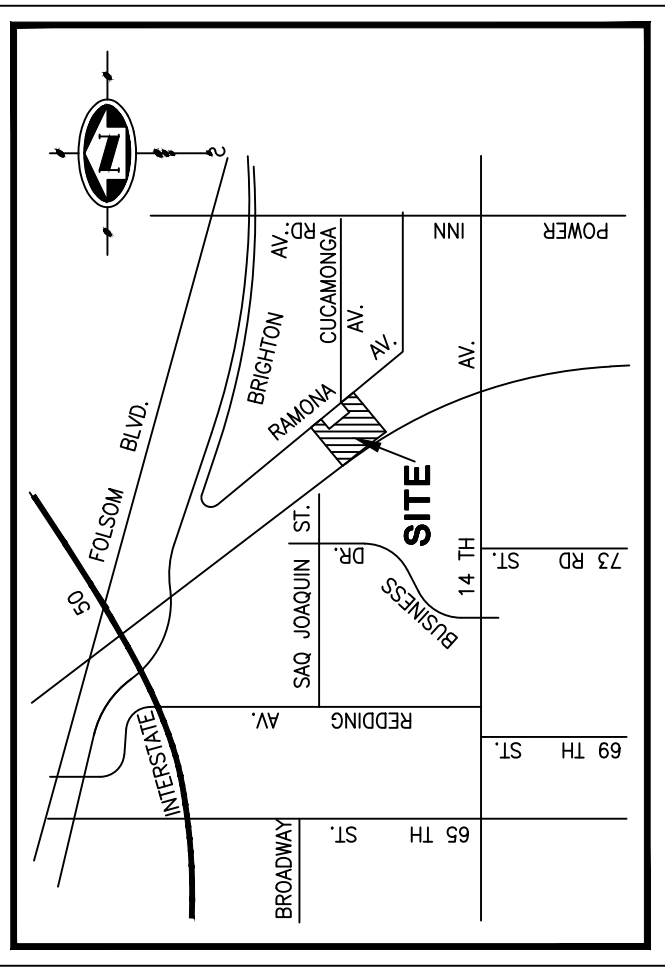
VBI PROJECT No: 2024.02

DRAWING TITLE:
EXTERIOR
BUILDING
ELEVATIONS

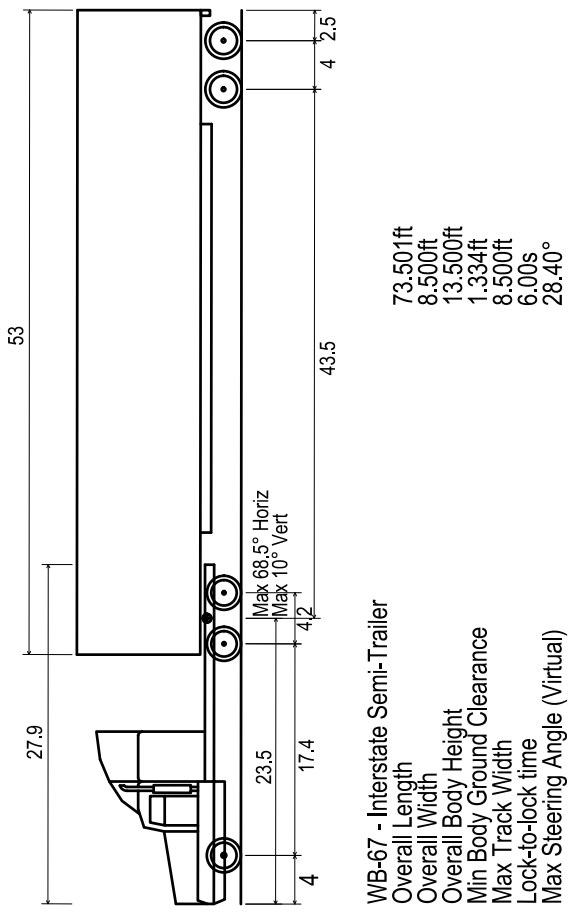
SCALE: As indicated

A-201-SPR

12/20/2024



VICINITY MAP
N.T.S.



WB-67 TRUCK PROFILE

vegas builds

VEGAS BUILDS, INC.
12893 ALICOSTA BLVD. SUITE N
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800 COOLIDGE DRIVE, SUITE 140
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(916) 884-7621

LANDSCAPE ARCHITECT OF RECORD:
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RAMONA AVENUE
SACRAMENTO, CA 95826

ARCHITECT OF RECORD:

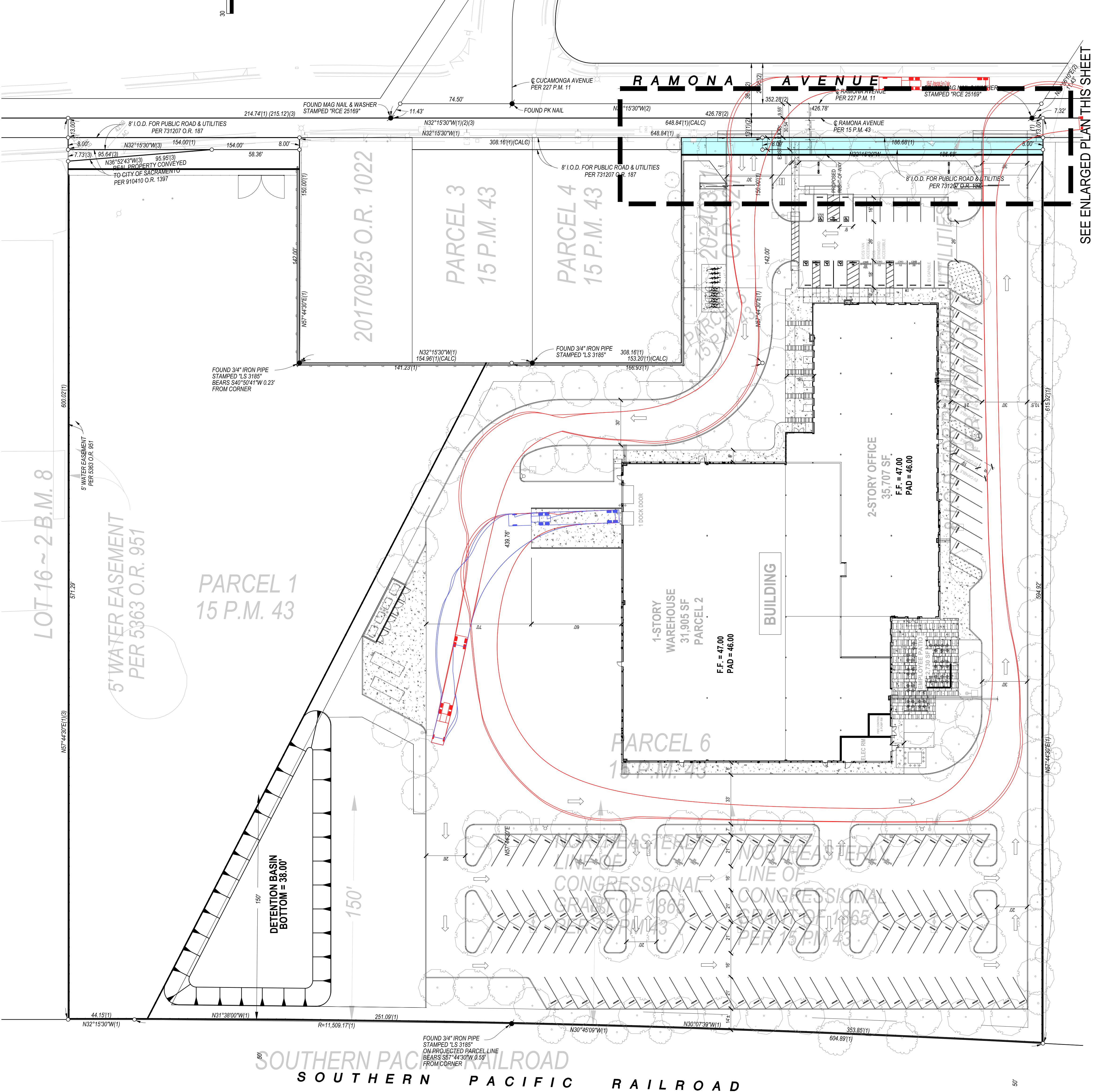
VBI PROJECT No. 2024.02

DRAWING TITLE:
PRELIMINARY SITE
PLAN

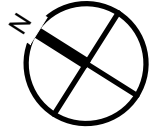
SCALE: 1" = 30'

C-1

SITE PLAN DESIGN REVIEW
PACKAGE
12/19/2024



SEE ENLARGED PLAN THIS SHEET



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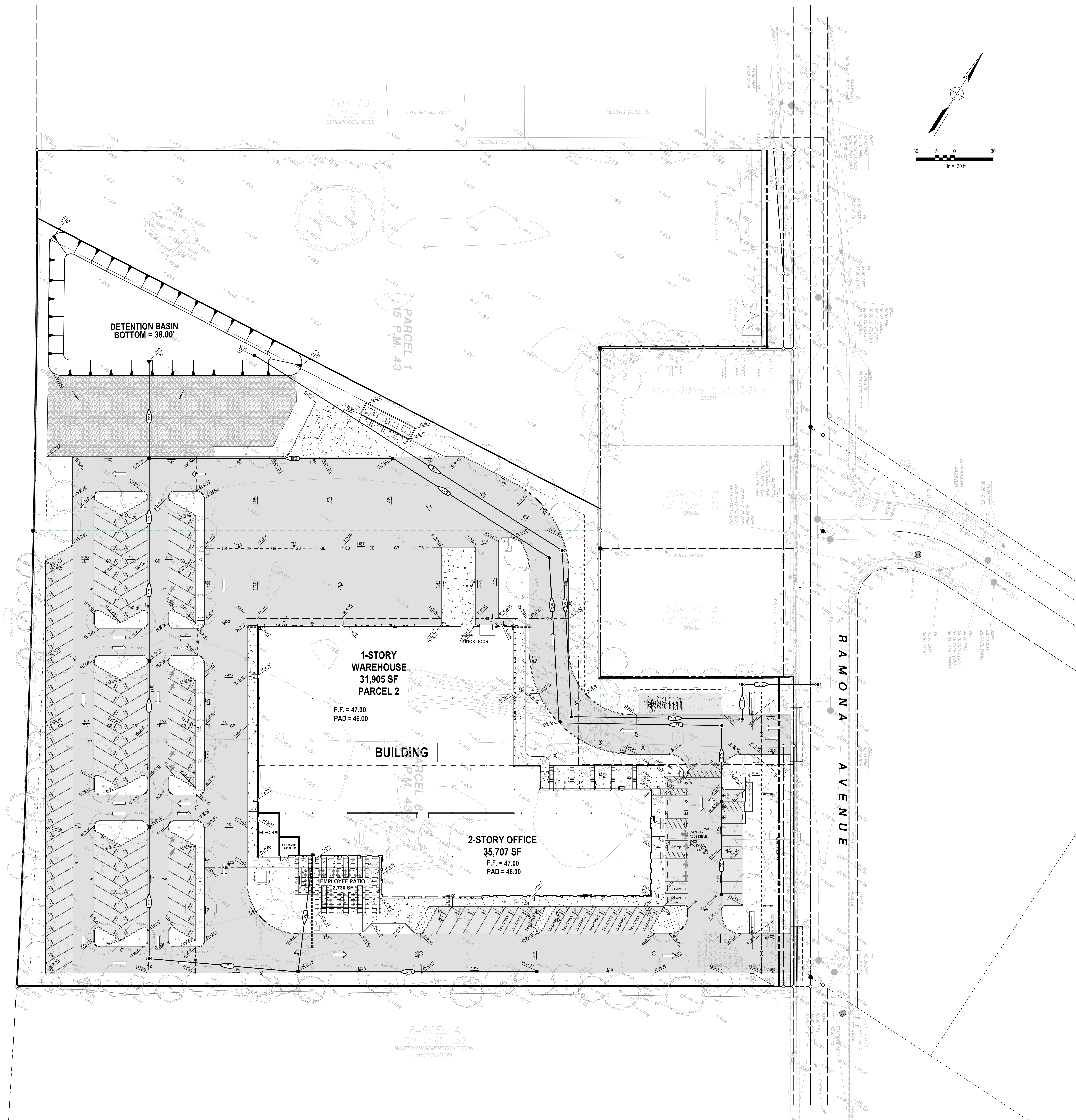
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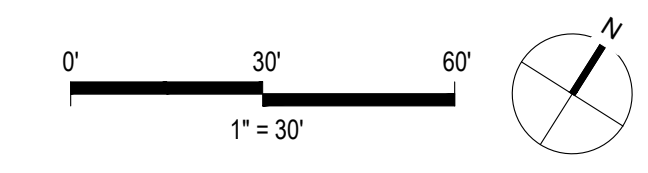
DRAWING TITLE:
PRELIMINARY
GRADING &
DRAINAGE PLAN

SCALE: 1" = 30'

C-2

**SITE PLAN DESIGN REVIEW
PACKAGE**
12/19/2024





CODE	BOTANICAL / COMMON NAME	CONT
TREES		
	BROAD CANOPY TREES	
PIS KEI	BROAD CANOPY TREES (30-35') TO PROVIDE SHADE. PISTACHA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L). DECIDUOUS, 30-35' T X W	15 GAL.
PLA COL	PLATANUS A CERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L). DECIDUOUS, 30-35' T X W	24" BOX
QUE AGR	QUERCUS AGRIFOLIA / COAST LIVE OAK WUCOLS (L). 40' H X 40' W	15 GAL.
QUE LOB	QUERCUS LOBATA / VALLEY OAK WUCOLS (L). 50' H X 50' W	15 GAL.
QUE SUB	QUERCUS SUBER / CORK OAK WUCOMS (L). EVERGREEN, 40' H X 40' W	15 GAL.
QUE WIS	QUERCUS WISLIZENI / INTERIOR LIVE OAK WUCOLS (L). EVERGREEN, 50' H X 40' W	24" BOX
ZEL SER	ZELKOVA SERRATA / JAPANESE ZELKOVA WUCOLS (M). DECIDUOUS, 40' H X 40' W	15 GAL.
MEDIUM CANOPY TREES		
ARB MRN	MEDIUM CANOPY TREES (25-30') FOR SHADE ARBITUS X MARINA / MARINA STRAWBERRY TREE STANDARD WUCOLS (L). EVERGREEN, 25' H X 25' W.	15 GAL.
CHI LIN	CHILOPSIS LINEARIS / DESERT WILLOW WUCOLS (L). DECIDUOUS, 30' H X 25' W.	15 GAL.
LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L). 25' H X 25' W	15 GAL.
SHRUBS		
ARC WAY	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE' / WAYSIDE HOOKER'S MANZANITA WUCOLS (L). MATURE SIZE 6' H X 8' W.	5 GAL.
CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET' / VALLEY VIOLET MARITIME CEANOTHUS WUCOLS (L). MATURE SIZE 2' H X 4' W.	5 GAL.
CIS PUR	CISTUS X PURPUREUS 'BRILLIANCY' / BRILLIANCY ORCHID ROCK ROSE WUCOLS (L). MATURE SIZE 4' H X 4' W.	5 GAL.
HES PAR	HESPERALOE PARVIFLORA / RED YUCCA WUCOLS (L). MATURE SIZE 3' H X 3' W.	1 GAL.
HET ARB	HETEROMELES ARBUTIFOLIA / TOYON WUCOLS (V). MATURE SIZE 10' H X 9' W.	5 GAL.
OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' / LITTLE OLLIE OLIVE WUCOLS (L). 6' H X 6' W.	5 GAL.
RHA EVE	RHAMNUS CALIFORNICA 'EVE CAFFE' / EVE CAFFE COFFEEBERRY WUCOLS (L). 8' H X 8' W.	5 GAL.
RHA MIN	RHAPHIOLEPS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN WUCOLS (L). 4' H X 4' W.	5 GAL.
ROS COL	ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY WUCOLS (L). MATURE SIZE 3' H X 2' W.	5 GAL.
SAL CEL	SALVIA X 'CELESTIAL BLUE' / CELESTIAL BLUE SAGE WUCOLS (L). MATURE SIZE 6' H X 4' W.	5 GAL.
GRASSES		
DIA REV	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (L). MAUTRE SIZE 3' H X 3' W.	5 GAL.
DIE IRI	DIETES IRIDIODES / FORTNIGHT LILY WUCOLS (L). MATURE SIZE 3' H X 3' W.	1 GAL.
LOM IRA	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH WUCOLS (L). 3' H X 3' W.	1 GAL.
PERENNIAL ACCENTS		
BUL FRU	BULBINE FRUTESCENS / BULBINE WUCOLS (L). MATURE SIZE 3' H X 3' W.	1 GAL.
FES MAI	FESTUCA MAIREI / ATLAS FESCUE WUCOLS (L). MATURE SIZE 2' H X 3' W.	1 GAL.
LAV FRE	LAVANDULA DENTATA CANDICANS / FRENCH LAVENDER WUCOLS (L). MATURE SIZE 3' H X 3' W.	1 GAL.
VINE/ESPALIER		
FIC PUM	FICUS PUMILA / CREEPING FIG WUCOLS (M). 15' H X 6' W.	5 GAL.
PAR TRI	PARTHENOCEISSUS TRICUSPIDATA / BOSTON IVY WUCOLS (M). 25' H X 8' W	5 GAL.
CODE	BOTANICAL / COMMON NAME	CONT
GROUND COVERS		
ARC ECP	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (L)	1 GAL.
BAC PIG	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH WUCOLS (L)	1 GAL.
BOU BLO	BOUTELLOIA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA WUCOLS (L)	1 GAL.
GRE XRO	GREVILLEA X 'POORINDA ROYAL MANTLE' / POORINDA ROYAL MANTLE GREVILLEA WUCOLS (L)	1 GAL.
JUN BLU	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER WUCOLS (L)	1 GAL.
MYO PAR	MYOPORIUM PARVIFOLIUM / TRAILING MYOPORIUM WUCOLS (L)	1 GAL.
TUR UPL	NON-IRRIGATED UPLAND HYDROSEED	1 GAL.
TUR HYD	SEASONALLY INUNATED HYDROSEED	1 GAL.
WES INI	WESTRINGIA FRUTICOSA MUNDI MT / COAST ROSEMARY WUCOLS (L).	1 GAL.

The proposed landscape utilizes the property at the perimeters, buffers incompatible uses, provides shade to the paved areas and around building, utilizes accent planting to highlight pedestrian routes and the street frontage, and is designed to enhance the site context and coordinate with the architecture. Additionally the plants will be selected to be native, adaptable, and/or climate appropriate. **Note: proposed plant legend and quantities are representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability.**

Planting will meet the 30% evergreen planting requirements. All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (WELDO). Deep source drip emitters will be used to irrigate shrubs and groundcover. Irrigation systems with low water use plants will be used. The minimum water use requirements of the ordinance will be followed, including a minimum 5" point source of bark mulch in all non-turf planter areas.

[illegible]

12/19/2024

**RAMONA OPPORTUNITY
INDUSTRIAL**

ARCHITECT OF RECORD:

VEGAS BUILDS, INC.
12893 ALCOSTA BLVD. SUITE N
SAN RAMON, CA 94583
(650) 223-3188

CIVIL ENGINEER OF RECORD:
MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630
(916) 984-7621

LANDSCAPE ARCHITECT OF RECORD:
ROACH + CAMPBELL
 947 ENTERPRISE DRIVE LOFT B
 SACRAMENTO, CA 95825
 (916) 827-4020

ELECTRICAL ENGINEER OF RECORD:
HOWE ELECTRIC
4682 E. OLIVE AVENUE
FRESNO, CA 93702
(559) 255-8992

[illegible]

VBI PROJECT No: 2024.02

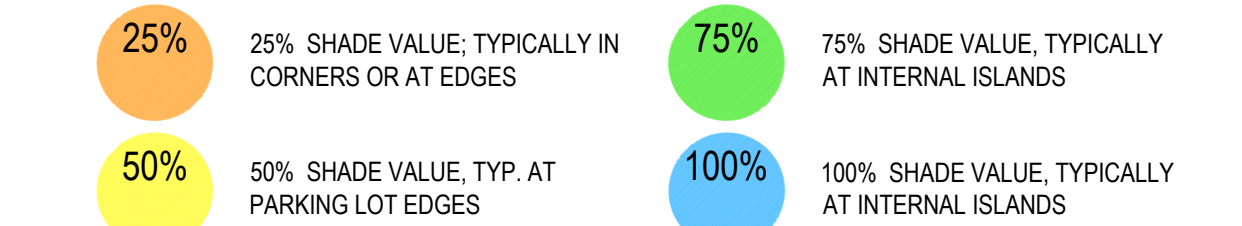
DRAWING TITLE:
PARKING LOT
SHADE
CALCULATIONS

SCALE: 1" = 30'

L1.1

**SITE PLAN DESIGN REVIEW
PACKAGE**

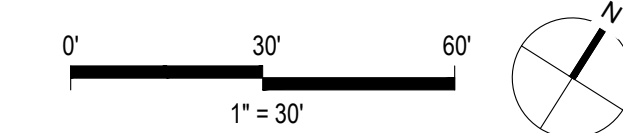
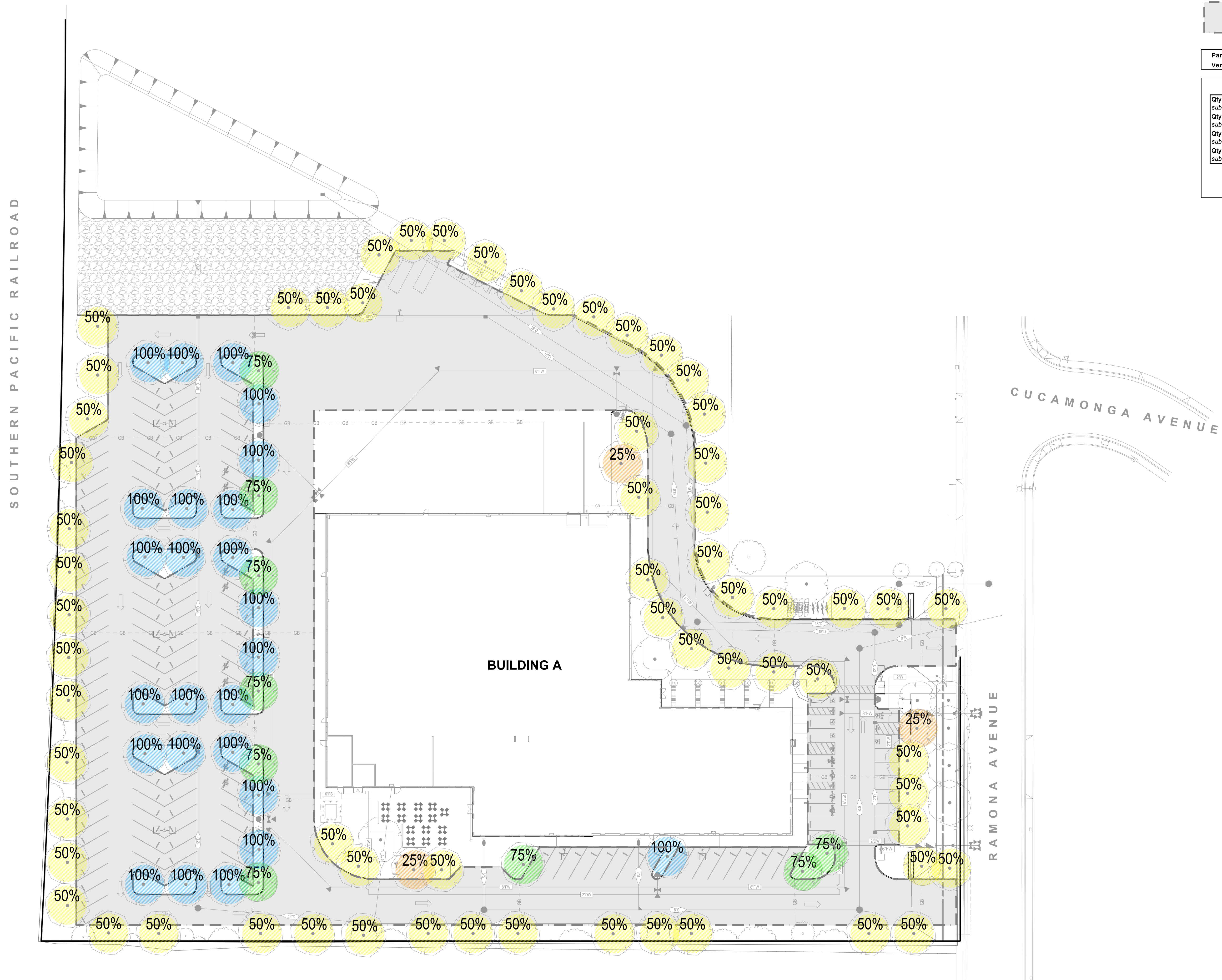
12/19/2024



BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND
BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

Parking Lot Shade Calculations	Project: 24039
Vergas Ramona - Parcel 6 / Building A	Date: 12/19/2024

Qty. 30-35" Diameter Trees	25	63	2	25	92
sub total of shade at 962 sf for 100% canopy					
Qty. 25-30" Diameter Trees	480	30303	1442	24050	56,275
sub total of shade at 707 sf for 100% canopy					
Qty. 20-25" Diameter Trees	1	3	7		11
sub total of shade at 104 sf for 100% canopy					
Qty. 15-20" Diameter Trees	177	1662	3710	0	4,949
sub total of shade at 491sf for 100% canopy					
Qty. 10-15" Diameter Trees	0	0	0	0	-
sub total of shade at 314sf for 100% canopy					
	0	0	0	0	-
	0	0	0	0	-
				Total Shade Provided	61,224
				Total Parking Area	104,219
				Percent Shaded	59%
				50% Requirement Met?	YES



[illegible]

TRANSFORMER	KVA	PRIMARY	SECONDARY	PHASE	FEEDER CODE	K-RATING	NEMA RATING	°C RISE	INSULATION CLASS	LOCATION
XM1	450	480V	120/208V	3Ø	#4cu	K-1	NEMA 1	115°C	220°C	X
TM2	300	480V	120/208V	3Ø	#2/20cu	K-1	NEMA 1	115°C	220°C	X
TS	450	480V	120/208V	3Ø	#4cu	K-1	NEMA 1	115°C	220°C	X
TP1	300	480V	120/208V	3Ø	#4cu	K-13	NEMA 1	115°C	220°C	X
TP2	30	480V	120/240V	3Ø	#2cu	K-13	NEMA 1	115°C	220°C	X
TH	75	480V	120/208V	3Ø	#2cu	K-1	NEMA 1	115°C	220°C	X
TI	75	480V	120/208V	3Ø	#2cu	K-1	NEMA 1	115°C	220°C	X
TB1	75	480V	120/208V	3Ø	#2cu	K-1	NEMA 1	115°C	220°C	X
TV	225	480V	120/208V	3Ø	#1/20cu	K-1	NEMA 1	115°C	220°C	X
TE	30	480V	120/208V	3Ø	#4cu	K-13	NEMA 1	115°C	220°C	X


1. REFERENCE FEEDER SCHEDULE FOR FEEDER SIZE

2. ALL TRANSFORMERS SHALL BE IN COMPLIANCE WITH UL 1561.

TRANSFORMER	KVA	PRIMARY	SECONDARY	PHASE	FEEDER CODE	K-RATING	NEMA RATING	°C RISE	INSULATION CLASS	LOCATION
XM1	450	480V	120/208V	3Ø	#4cu	K-1	NEMA 1	115°C	220°C	X
TM2	300	480V	120/208V	3Ø	#2/20cu	K-1	NEMA 1	115°C	220°C	X
TS	450	480V	120/208V	3Ø	#4cu	K-1	NEMA 1	115°C	220°C	X
TP1	300	480V	120/208V	3Ø	#4cu	K-13	NEMA 1	115°C	220°C	X
TP2	30	480V	120/240V	3Ø	#2cu	K-13	NEMA 1	115°C	220°C	X
TH	75	480V	120/208V	3Ø	#2cu	K-1	NEMA 1	115°C	220°C	X
TI	75	480V	120/208V	3Ø	#2cu	K-1	NEMA 1	115°C	220°C	X
TB1	75	480V	120/208V	3Ø	#2cu	K-1	NEMA 1	115°C	220°C	X
TV	225	480V	120/208V	3Ø	#1/20cu	K-1	NEMA 1	115°C	220°C	X
TE	30	480V	120/208V	3Ø	#4cu	K-13	NEMA 1	115°C	220°C	X

1. REFERENCE FEEDER SCHEDULE FOR FEEDER SIZE

2. ALL TRANSFORMERS SHALL BE IN COMPLIANCE WITH UL 1561.

SYMBOL	POSITION	DESIGNATION	DESCRIPTION
	AA	ET	ELECTRONIC TRIP BREAKER
		IC	INSULATED CASE BREAKER
		MC	MOLDED CASE BREAKER
		TM	THERMAL MAGNETIC BREAKER
		AC	AUXILIARY CONTACT
	BB	ER	ENERGY REDUCTION MAINTENANCE SETTINGS
		GF	GROUND-FAULT CURRENT INTERRUPTER
		LG	LSI BREAKER
		LS	LSI BREAKER
		SH	SHUNT TRIP
	C	1	100% RATED BREAKER
		80	80% RATED BREAKER

1. ALL BREAKERS SHALL BE 80% RATED UNLESS OTHERWISE NOTED.

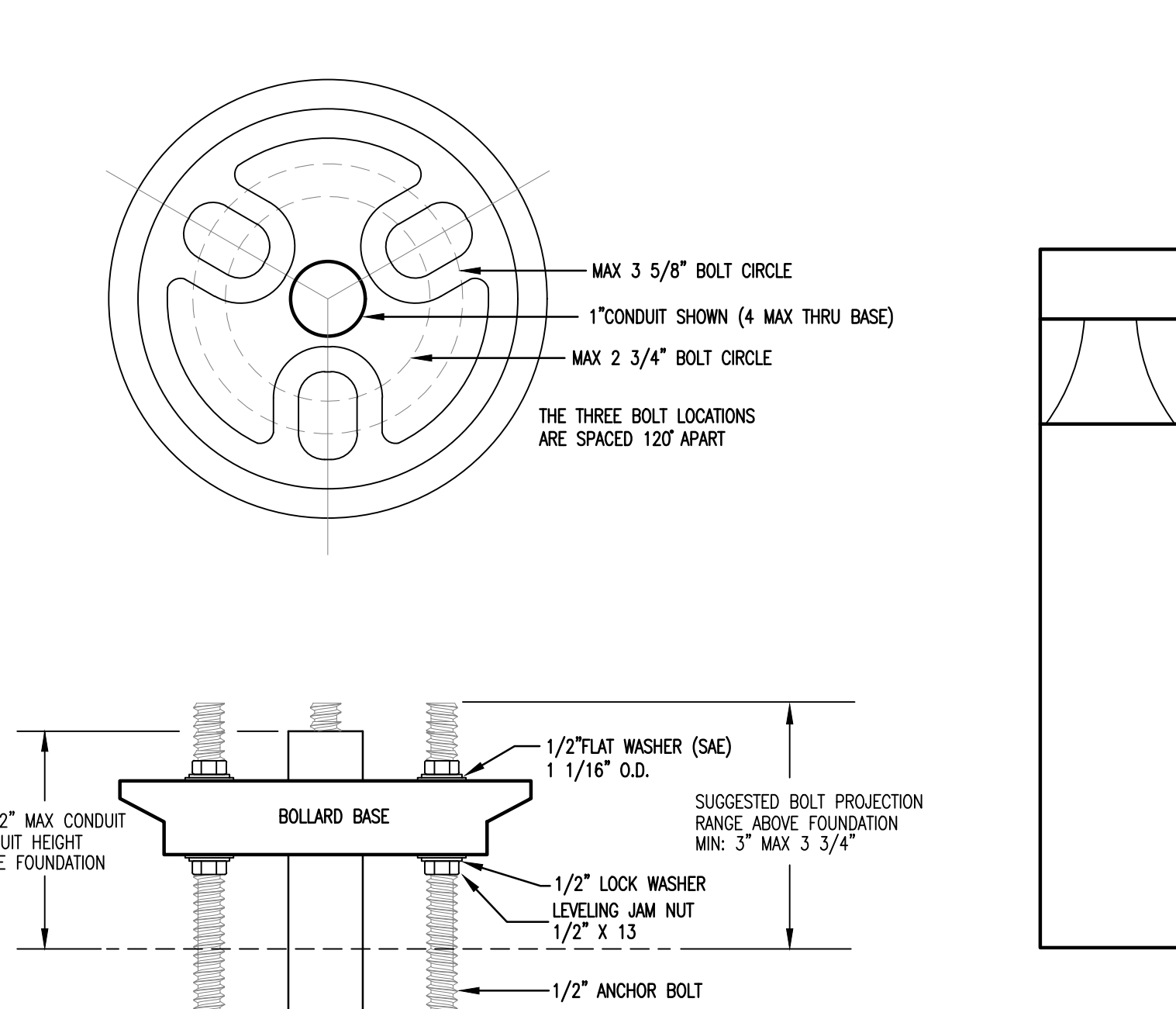
CONDUIT	CONDUCTORS
1	1/4"
158	3/16cu & #12cu GND
159	3/16cu & #12cu GND
204	3/16cu & #12cu GND
208	3/16cu & #12cu GND
304	3/4cu & #10cu GND
308	3/4cu & #10cu GND
404	3/4cu & #10cu GND
408	3/4cu & #10cu GND
504	1" & #8cu GND
508	1" & #8cu GND
704	1 1/4cu & #6cu GND
708	1 1/4cu & #6cu GND
70C	1 1/4cu & #6cu GND
70C	1" & #8cu & #6cu GND
115A *	1 1/4cu & #6cu GND
115C	1 1/4cu & #6cu GND
120A	1 1/2cu & #6cu GND
150A	2" & #41/2cu & #6cu GND
154A	2" & #4cu GND
175B	2" & #3/2cu & #6cu GND
175C	2" & #4cu & #6cu GND
200A	2" & #3/2cu & #6cu GND
230A	2 1/2cu & #4cu GND
230C	2 1/2cu & #4cu GND
255A	3" & #41/2cu & #6cu GND
264A	3" & #3cu & #6cu GND
310A	3" & #31/2cu & #4cu GND
335A	3" & #41/2cu & #6cu GND
360B	4" & #51/2cu & #6cu GND
360A	4" & #51/2cu & #6cu GND
400A (2) 2"	5" & #3cu & #6cu GND. IN EACH CONDUIT
400B (2) 2"	5" & #3cu & #6cu GND. IN EACH CONDUIT
400C (2) 2"	5" & #3cu & #6cu GND. IN EACH CONDUIT
450B (2) 2 1/2"	6" & #3cu & #6cu GND. IN EACH CONDUIT
450C (2) 2 1/2"	6" & #3cu & #6cu GND. IN EACH CONDUIT
500A (2) 3"	6" & #21/2cu & #6cu GND. IN EACH CONDUIT
600A (2) 3"	6" & #31/2cu & #1cu GND. IN EACH CONDUIT
600C (2) 3"	6" & #31/2cu & #2/2cu GND. IN EACH CONDUIT
700A (2) 4"	6" & #51/2cu & #1/2cu GND. IN EACH CONDUIT
800A (3) 3"	6" & #41/2cu & #1/2cu GND. IN EACH CONDUIT
800B (3) 3"	6" & #51/2cu & #1/2cu GND. IN EACH CONDUIT
1000A (3) 3"	6" & #41/2cu & #2/2cu GND. IN EACH CONDUIT
1000B (3) 3"	6" & #41/2cu & #2/2cu GND. IN EACH CONDUIT
1000C (3) 3"	6" & #41/2cu & #2/2cu GND. IN EACH CONDUIT
1200A (4) 3"	6" & #51/2cu & #3/2cu GND. IN EACH CONDUIT
1200B (4) 3"	6" & #51/2cu & #3/2cu GND. IN EACH CONDUIT
1600A (5) 3"	6" & #41/2cu & #4/2cu GND. IN EACH CONDUIT
2000A (6) 3"	6" & #41/2cu & #51/2cu GND. IN EACH CONDUIT
2000 (6) 3"	6" & #41/2cu & #3/2cu GND. IN EACH CONDUIT
2500A (7) 4"	6" & #41/2cu & #51/2cu GND. IN EACH CONDUIT
3000A (8) 4"	6" & #51/2cu & #41/2cu GND. IN EACH CONDUIT

* CONDUIT SHALL BE ENCASED IN 2 INCHES OF CONCRETE PER
 CEC 695.6(A)(3)(a).

NEW "MSA"										3000 - MAIN BREAKER			- LUGS ONLY			
PANEL 300 AMP BUSING - 277/480V 3PH 4W										Σ - NEMA 1			- NEMA 3R			
FED										Σ - SURFACE MNT			- FLUSH MNT			
										65K - A.I.C. RATING			LOCATION - ELECT RM #300			
										W/UD TRANSFORMER						
CKT	BRKR	POLE	DESCRIPTION / LOCATION	Aph	Bph	Cph	DESCRIPTION / LOCATION	BRKR	POLE	CKT	LTS	RCP	SPC			
1	100	3	PANEL HA1	2000	1599	0	LAN-NETWORK EQUIPMENT	100	3	2	1.00	0.00	0.00			
3	300	3	PANEL LEV-VIA "TD"	53000	1	53000	0	PANEL LA1-VIA "TA"	110	3	4	0.00	0.00	1.00		
6	70	3	PANEL LSPR-VIA "TS"	3500	1	3500	0	PANEL LMP-VIA "TM"	400	3	6	1.00	0.00	1.00		
7	50	3	FUTURE-PANEL LSP VIA "TS"	1	1	0	0	DISTRIBUTION-PANEL CPM	400	3	8	1.00	0.00	0.00		
9	125	3	FUTURE-PANEL CPM	1	1	0	0	PANEL LY-VIA "TF"	50	3	10	1.00	0.00	0.00		
11	50	3	FUTURE-PANEL LSP VIA "TD"	1	1	0	0	ELEVATOR	50	3	12	1.00	0.00	0.00		
13	110	3	FUTURE-PANEL LMP VIA "TM"	1	1	0	0	BOOSTER-PUMP-1	35	3	14	1.00	0.00	0.00		
16	125	3	FUTURE-PANEL PUMP	1	0	0	0	BOOSTER-PUMP-2	35	3	16	0.00	0.00	1.00		
17	200	3	FUTURE-PANEL ROBI	2	0	0	0	BOOSTER-PUMP-3A (FUTURE)	35	3	18	0.00	0.00	1.00		
18	300	3	SPACE (FUTURE-LARGE EV)					BOOSTER-PUMP-3B (FUTURE)	35	3	20	1.00	0.00	1.00		
21	300	3	SPACE	0	0	0	0	SPACE (FUTURE-SOLAR MAX 500W)	600	3	22	0.00	0.00	1.00		
23	200	3	SPACE					SPACE	200	3	24	0.00	0.00	1.00		
PANEL CONNECTED LOAD / PHASE				56411	58140	51400										
PANEL CONNECTED LOAD				168,171 VA			202.3 AMPS			3.67 0.00 164.50						
ADD 25% CONTINUOUS LIGHTING LOAD										0.92						
FIRST 100VA OR LESS RECEPTACLE LOAD										0.00						
REMAINER OVER 100VA										0.00						
ADD 25% LARGEST MOTOR LOAD										0.00						
PANEL DEMAND LOAD				169,889 VA			203.4 AMPS			4.59 0.00 164.50						
				6.76% OF PANEL CAPACITY												
NOTES:																

NEW "HA1"										- MAIN BREAKER			Σ - LUGS ONLY				
PANEL 300 AMP BUSING - 277/480V 3PH 4W										Σ - NEMA 1			- NEMA 3R				
BTE FED										Σ - SURFACE MNT			- FLUSH MNT				
										305 - A.I.C. RATING			LOCATION - ELECT RM #132				
										FED FROM "W BA"							
CKT	BRKR	POLE	DESCRIPTION / LOCATION	Aph	Bph	Cph	DESCRIPTION / LOCATION	BRKR	POLE	CKT	LTS	RCP	SPC				
1	20	1	SEI LIGHTING	1700	360		PERGOLA LIGHTING	20	1	2	1.00	0.00	0.00				
3	20	1	SEI LIGHTING		1599	0	SPARE	20	1	4	1.00	0.00	0.00				
5	20	1	SPARE			0	0	SPARE	20	1	6						
7	20	1	SPARE	0	0		SPARE	20	1	8	1.00	0.00	0.00				
9	20	1	SPARE		0	0	SPARE	20	1	10	1.00	0.00	0.00				
11	20	1	SPARE			0	0	SPARE	20	1	12	1.00	0.00	0.00			
13	20	1	SPARE	0	0		SPARE	20	1	14	1.00	0.00	0.00				
15	20	1	SPARE		0	0	SPARE	20	1	16	1.00	0.00	0.00				
17	20	1	SPARE			0	0	SPARE	20	1	18	0.00	0.00	1.00			
19	20	1	SPARE	0	0		SPARE	20	1	20	0.00	0.00	1.00				
21	20	1	SPARE		0	0	SPARE	20	1	22	0.00	0.00	1.00				
23	20	1	SPARE			0	0	SPARE	20	1	24	0.00	0.00	1.00			
25	20	1	SPARE	0	0		SPARE	20	1	26	0.00	0.00	1.00				
27	20	1	SPARE		0	0	SPARE	20	1	28	0.00	0.00	1.00				
29	20	1	SPARE			0	0	SPARE	20	1	30	0.00	0.00	1.00			
31	20	1	SPARE	0	0		SPARE	20	1	32	0.00	0.00	1.00				
33	20	1	SPARE		0	0	SPARE	20	1	34	0.00	0.00	1.00				
35	20	1	SPARE			0	0	SPARE	20	1	36	0.00	0.00	1.00			
37	20	1	SPARE	0	0		SPARE	20	1	38	0.00	0.00	1.00				
39	20	1	SPARE			0	0	SPARE	20	1	40	0.00	0.00	1.00			
41	20	1	SPARE			0	0	SPARE	20	1	42	0.00	0.00	1.00			
PANEL CONNECTED LOAD / PHASE				2060	1599	0							3.66	0.00	0.00		
PANEL CONNECTED LOAD				3,659 VA			4.4 AMPS						0.91	0.00			
ADD 25% CONTINUOUS LIGHTING LOAD														0.00			
FIRST 100VA OR LESS RECEPTACLE LOAD														0.00			
REMAINER OVER 100VA															0.00		
ADD 25% LARGEST MOTOR LOAD															0.00		
PANEL DEMAND LOAD				4,674 VA			5.6 AMPS						4.57	0.00	0.00		
NOTES:				8.50% OF PANEL CAPACITY													

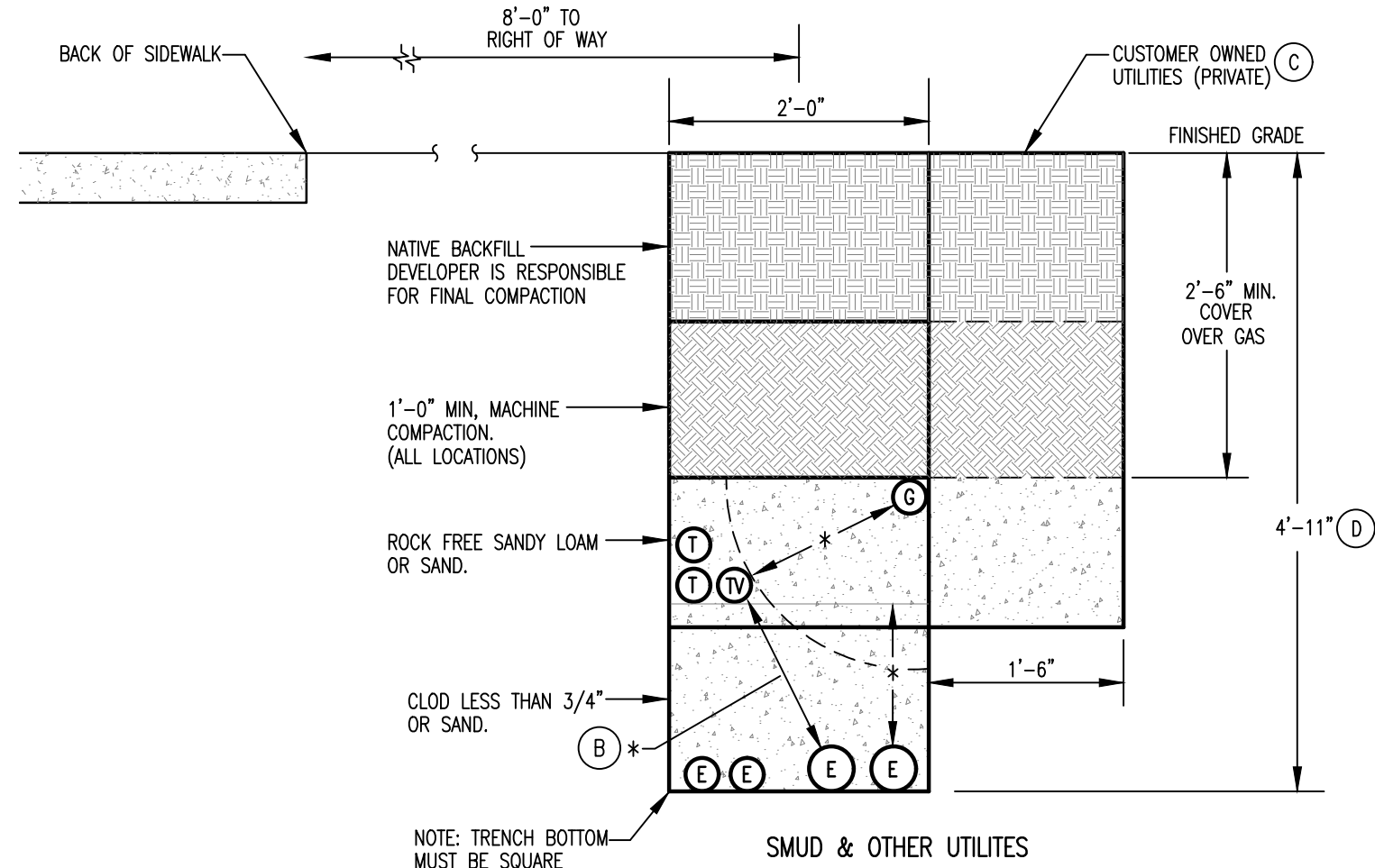
NEW "LSPA"										3750 - MAIN BREAKER			- LUGS ONLY			
PANEL 300 AMP BUSING - 120/208V 3PH 4W										Σ - NEMA 1			- NEMA 3R			
										Σ - SURFACE MNT			- FLUSH MNT			
										305 - A.I.C. RATING			LOCATION - ELECT RM #300			
										FED FROM "SP VIA "TS"						
CKT	BRKR	POLE	DESCRIPTION / LOCATION	A _{ph}	B _{ph}	C _{ph}	DESCRIPTION / LOCATION	BRKR	POLE	CKT	LTS	RCP	SPC			
1	20	2	MOTORIZED GATE #1	1000	1000		MOTORIZED GATE #2	20	2	2	0.00	0.00	1.00			
3			MOTORIZED GATE #1		1000	1000		MOTORIZED GATE #2		4	0.00	0.00	1.00			
5	20	1	MONUMENT SIGN			1000	500	IRRIGATION CONTROLLER	20	1	6	0.00	0.00	1.00		
7	30	2	IRRIGATION PUMP	1500	0		SPARE	20	1	8	0.00	0.00	1.00			
9	30	2	IRRIGATION PUMP		1500	0	SPARE	20	1	10	0.00	0.00	1.00			
11	20	1	SPARE			0	0	SPARE	20	1	12					
13	20	1	SPARE	0	0		SPARE	20	1	14						
15	20	1	SPARE		0	0	SPARE	20	1	16						
17	20	1	SPARE			0	0	SPARE	20	1	18					
19	20	1	SPARE	0	0		SPARE	20	1	20						
21	20	1	SPARE		0	0	SPARE	20	1	22						
23	20	1	SPARE			0	0	SPARE	20	1	24					
25	20	1	SPARE	0	0		SPARE	20	1	26						
27	20	1	SPARE		0	0	SPARE	20	1	28						
29	20	1	SPARE			0	0	SPARE	20	1	30					
31	20	1	SPARE	0	0		SPARE	20	1	32						
33	20	1	SPARE		0	0	SPARE	20	1	34						
35	20	1	SPARE			0	0	SPARE	20	1	36					
37	20	1	SPARE	0	0		SPARE	20	1	38						
39	20	1	SPARE			0	0	SPARE	20	1	40					
41	20	1	SPARE			0	0	SPARE	20	1	42					
PANEL CONNECTED LOAD / PHASE				3500	3500	1000										
PANEL CONNECTED LOAD				8.000 VA			22.6 AMPS					0.00	0.00	0.50		
ADD 25% CONTINGENCY (LOADING LOAD)												0.00				
FIRST 500VA ORDER (RECEPTACLE LOAD)												0.00				
REMAINING 450V 500VA																
ADD 25% LARGEST MOTOR (MOTOR LOAD)														0.00		
PANEL DEMAND LOAD				8.000 VA			22.6 AMPS					0.00	0.00	0.50		
				18.89% OF PANEL CAPACITY												
NOTES:																



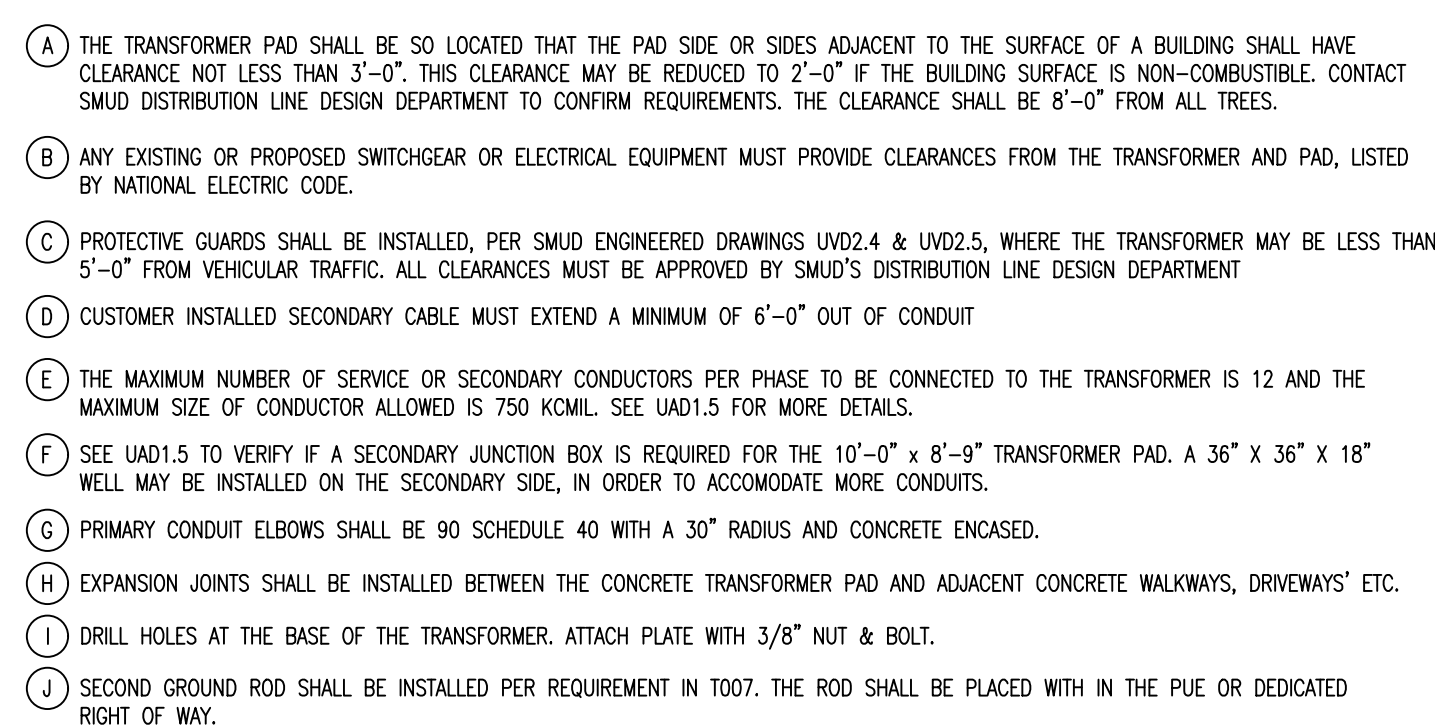
Technical drawing showing the front view of a concrete pad. The drawing includes the following dimensions and features:

- Overall Dimensions:**
 - Overall width: 11.0'
 - Overall height: 7.58'
- EV CHARGER:** An oval shape at the top of the pad.
- CONDUIT STUB UP AREA:** A circular area in the center, defined by a dashed line with a diameter of 2.5' DIA.
- ANCHOR (x3):** Three circular anchor points are shown, each with a diameter of 0.63" x 9".
- BOLLARD FOOTPRINT:** A circular area at the top right, with a diameter of 5.87" BOLT CIRCLE.
- Dimensions from Front Edge:**
 - Distance from front edge to the center of the left anchor: 4.41'
 - Distance from front edge to the center of the right anchor: 4.41'
 - Distance from front edge to the center of the top anchor: 2.94'
 - Distance from front edge to the center of the bottom anchor: 1.47'
- Horizontal Spacing:** The distance between the centers of the two side anchors is 2.54" + 2.54" = 5.08".

2 POLE BASE DETAIL W/CAMERA
E040 NOT TO SCALE



- 6
E040
- # UTILITIES TRENCH DETAIL
- NOT TO SCALE



HOWE Electric Construction, Inc.

ELECTRICAL CONSTRUCTION DIVISION
4682 E. OLIVE AVE. FRESNO CA 93702
508(255)-0192
CONTRACT NO. 1887373 CLASS C-10
PLOT DATE 11-10-2024

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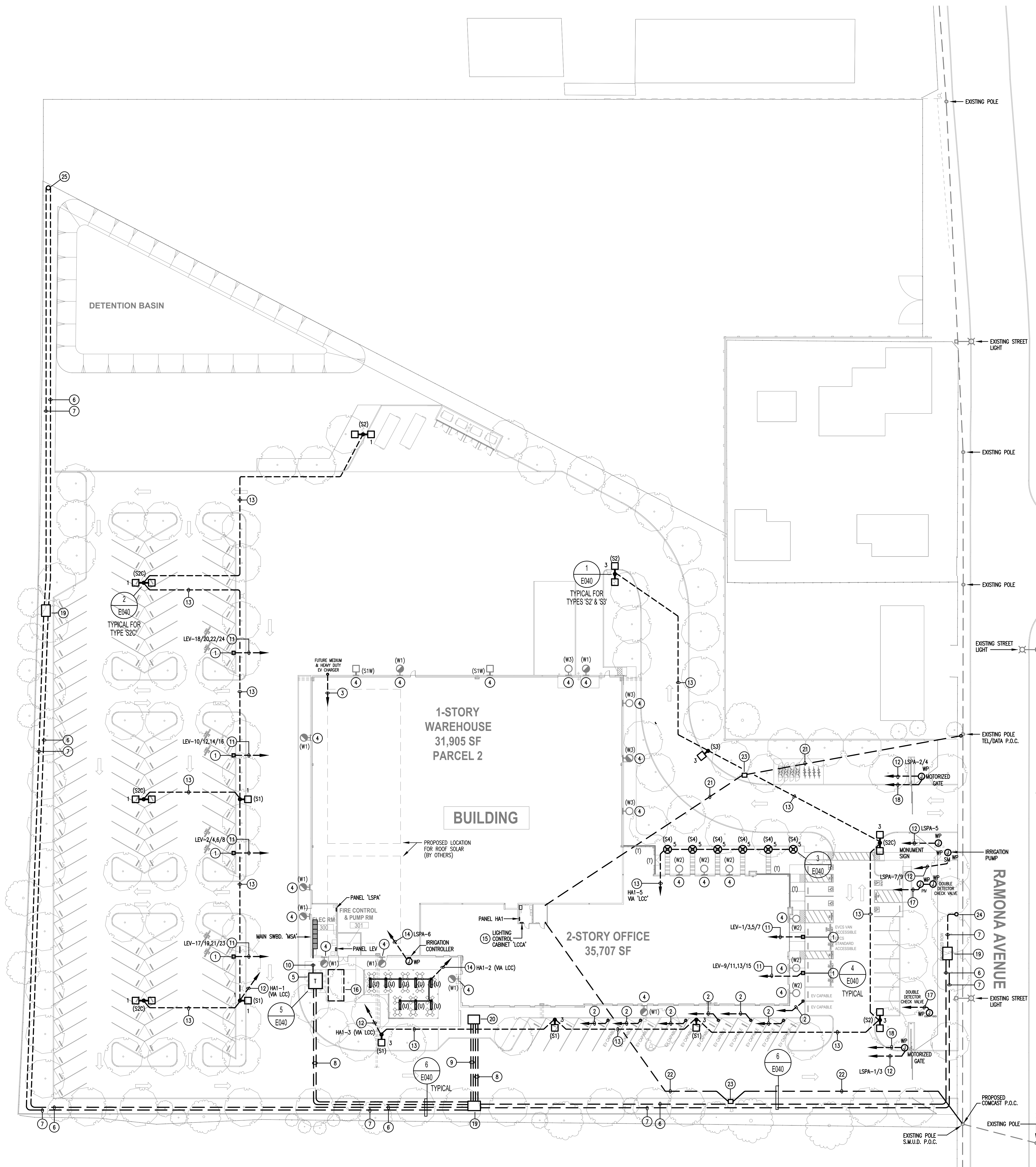
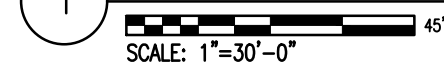
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[illegible]

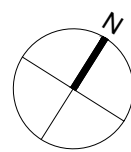
**SITE PLAN DESIGN REVIEW
PACKAGE**
12/19/2024

[illegible]

12/19/2024



- ## SITE SHEET NOTES
- (1) DUAL ELECTRICAL VEHICLE CHARGING STATION WITH 17VC-4f6 & #10 GROUND, BACK TO MAIN ELECTRICAL ROOM
 - (2) FUTURE DUAL ELECTRICAL VEHICLE CHARGING STATION LOCATION WITH 17VC BACK TO MAIN ELECTRICAL ROOM BY PANEL
 - (3) FUTURE MEDIUM/HEAVY DUTY ELECTRICAL VEHICLE CHARGING STATION LOCATION WITH 17VC BACK TO MAIN ELECTRICAL ROOM
 - (4) LIGHT FIXTURE SHOWN FOR REFERENCE & PHOTOMETRIC PURPOSES ONLY. FIXTURE TO BE FURNISHED AND INSTALLED UNDER BUILDING PACKAGE
 - (5) UTILITY TRANSFORMER PAD & WITH BARRIER POSTS PER S.M.U.D. REQUIREMENTS
 - (6) 1) 47VC - S.M.U.D. PRIMARY
 - (7) 1) 67VC - S.M.U.D. PRIMARY
 - (8) 2) 47VC - S.M.U.D. PRIMARY
 - (9) 2) 67VC - S.M.U.D. PRIMARY
 - (10) 7) 57VC #4750 MCM cu & #1400 MCM cu GND. IN EACH CONDUIT
 - (11) 17VC-4f6cu & #10cu
 - (12) 17VC-2f10cu & #10cu GROUND
 - (13) 3/47VC-2f10cu & #10cu GROUND
 - (14) 3/47VC-2f12cu & #12cu GROUND
 - (15) LOCKABLE CARRIER FOR LIGHTING CONTROL COMPONENTS:
 - (1) SYSTEM CONTROLLER: SENSORSWITCH #INCYA-MVLT-ENC-0FXK
 - (2) POWER/RELAY SCHED: SENSORSWITCH #NPP18-D-0FF
 - (3) TIME SCHED: 1. MOUNTMENT BOX
 - (4) MULTI-CHANNEL LV SWITCH: SENSORSWITCH #INPOMA-44-0X-WH (MANUAL CONTROL, SITE L/S/SH/STARS)
 - (16) PROPOSED LOCATION FOR FUTURE PV BATTERY STORAGE EQUIPMENT
 - (17) 17VC TO FACE
 - (18) 17VC TO LT. ROOM FOR MOTORIZED GATE ACCESS CONTROL
 - (19) 72"x 96" SMUD PRIMARY DUAL VEHICLE WITH SPRING ASSIST
 - (20) 66"x 88"x 48" 12KV SMUD SWITCHGEAR BOX
 - (21) 1) 47VC (ATT) TO LT. ROOM FOR DATA SERVICES
 - (22) 2) 27VC (COMCAST) TO LT. ROOM FOR DATA SERVICES
 - (23) 24"x36"x36" COMMUNICATION PULL BOX
 - (24) NEW UTILITY POLE, PLACE AND INSTALLED BY SMUD.
 - (25) ELECTRONIC MAPPING, PROVIDE AT PROPERTY LINE PER SMUD DIRECTION.



**RAMONA OPPORTUNITY
INDUSTRIAL**

RAMONA AVENUE
SACRAMENTO, CA 95826

ARCHITECT OF RECORD:



VEGAS BUILDS, INC.
12893 ALCOSTA BLVD. SUITE N
SAN RAMON, CA 94583
(650) 223-3188

CIVIL ENGINEER OF RECORD:
MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630
(916) 984-7621

LANDSCAPE ARCHITECT OF RECORD:
ROACH + CAMPBELL
947 ENTERPRISE DRIVE LOFT B
SACRAMENTO, CA 95825
(916) 827-4020

ELECTRICAL ENGINEER OF RECORD:
 HOWE ELECTRIC
 4682 E. OLIVE AVENUE
 FRESNO, CA 93702
 (559) 255-8992



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[illegible]

**COORDINATION
DOCUMENT**
NOT FOR
CONSTRUCTION

VBI PROJECT No: 2024.02

DRAWING TITLE:
PHOTOMETRIC SIT
PLAN

SCALE: AS SHOWN

E101

**SITE PLAN DESIGN REVIEW
PACKAGE**

12/19/2024



RAMONA AVENUE



STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING	2.1 fc	18.5 fc	1.0 fc	18.5:1	2.1:1

1975 or CALIFORNIA		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting			
CERTIFICATE OF COMPLIANCE		NRC-102-1	
This document certifies that the project complies with requirements in T110.9, L100.2, L140.7, and L41.000(1) for outdoor lighting systems using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in I60.5, J170.2(a), K180.1(b) and L80.2(b)(4) for outdoor lighting systems using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.			
Project Name: Business Opportunity Retail	Report Year:	(Page 1 of 1)	
Project Address:	Date Prepared:	2024-12-18T18:12:13.05Z	

A. GENERAL INFORMATION			
01 Project Location (City)	Sacramento	04 Total Illuminated Hard Area (H ²)	2020344
02 Climate Zone	12 or 14 as designated by Authority having Jurisdiction (AHJ).		
Outdoor Lighting Zone per Title 24 Part 9, 12.12 or as designated by Authority having Jurisdiction (AHJ):			
L2-C Very Low - Undeveloped Farmland	<input type="checkbox"/> L2-D Moderately Urban - Outlets	<input checked="" type="radio"/> L2-F High - Must be reviewed by CA Energy Commission for Approval	
L2-L Low - Rural Areas	<input checked="" type="checkbox"/> L2-B Moderately High - Urban Areas		
05 Occupancy Types within Project			
<input checked="" type="checkbox"/> Office <input checked="" type="checkbox"/> Warehouse			

B. PROJECT SCOPE			
This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in L40.7 / 170.2(c)(6) or L41.000(2) / 180.2(b)(4) for alterations.			
My Project Consists of:			
01 New Lighting System <input type="checkbox"/> Altering Existing System	02 In your alteration increasing the connected lighting load (Watts)? <input type="checkbox"/> No <input checked="" type="radio"/> Yes	Must Comply with Allowances from L40.7 / 170.2(c)(6)	
% of Existing Luminaire Being Altered? ^a		Sum Total of Luminaires Being Added or Altered Calculation Method	
<input checked="" type="checkbox"/> < 10% <input type="checkbox"/> >= 10% and < 50% <input type="checkbox"/> > 50%			
^a FOOTNOTES: If % of Existing Luminaires Being Altered = Sum Total of Luminaires Being Added &/or Existing Luminaires within the Scope of the Permit Application / x 100.			

State of California		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting		NMCC-02-0 <small>(Page 4 of 13)</small>	
CERTIFICATE OF COMPLIANCE		Report Page:	Date Prepared:
Project Name: <i>Rancho Opportunity Industrial</i>			2024-12-18T12:12:13-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140-171 / 170-216 (or 141-182) / 180-204Rds						Compliance Results	
01	02	03	04	05	06	07	08
General Hardscape Allowance 140-171 / 170-209 (See Table I)	Per Application 140-171 / 170-216 (See Table J)	Sales Frontage 140-171 / (See Table K)	Ornamental 140-171 / 170-209 (See Table L)	Per Specific Area 140-171 / 170-216 (See Table M) OR Existing Power Allowance 141-182 / 180-204Rds (See Table N)	Total Allowed (Watts)	≥	Total Actual (Watts)
1,075-11	+ 135	+ —	+ —	—	≤ 5,210-11	≥	4,207-2
Shedding Compliance (See Table G for Details)							
Controls Compliance (See Table G for Details)							
						COMPLIES	COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uncheckable conditions because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Generated Date/Time:
Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Companion ID: 1381338-2020

Report Version: 2023.0.0
Report Generated: 2024-12-18 15:23:16

Schets Version: 00_2023001

TYPE OF CERTIFICATE		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting			
CERTIFICATE OF COMPLIANCE		NRC-CLT-C-E	
Project Name: Nashua Opportunity Industrial	Report Date: Page 4 of 101		
	Date Prepared: 2024-12-18T18:12:13-05:00		

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. Per altered lighting systems using the Existing Power method per 141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multiphase buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multiphase outdoor lighting is excluded here.

Designed Wattage:	01	02	03	04	05	06	07	08	09	10
										Field Inspector

Generated Data-Time:
Documentation Software: Energy Code Ac

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2023.0.000
Schema Version: rev 20202001
Compliance ID: 21318H 123A 0009
Report Generated: 2024-12-18 15:12:16Z

STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting			
CERTIFICATE OF COMPLIANCE		NRC-UD-12	
Project Name:	Ramona Opportunity Industrial	Page:	4 of 15
Date Prepared:		Date Issued:	2024-12-18T15:12:13-05:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 240.7 / 270.2(c)(6) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 241.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting installed in multiphase buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multiphase outdoor lighting is included here.

Designed Wattage:

Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ¹	How Is Wattage determined	Total Number Luminaires ¹	Luminaire Status ²	Excluded per 240.7(a) / 270.2(b)(6)	Design Watts	Cutoff Req. > 5,000 initial lumens output	Pass Fail

Generated On: Time:
Generation Software: Energy Code-A

CA Building Energy Efficiency Standards - 2022 Noversemdal Compliance
Report Version: 2022.0.000
Schema Version: rev 20220051
Compliance ID: D13193-03X-0009
Report Generated: 2024-12-18 15:12:13Z

1975 OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION								
Outdoor Lighting		NIRC-02-01								
CERTIFICATE OF COMPLIANCE		Energy of Title								
Project Name: <i>National Opportunity Industrial</i>		Report Date: <i>2024-12-18 12:11:05</i>								
		Date Prepared: <i>2024-12-18 12:11:05</i>								
F. OUTDOOR LIGHTING FIXTURE SCHEDULE										
<p>For new or altered lighting systems demonstrating compliance with 160.7.7.2, new or old luminaires are being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 164.020(2), only new luminaires being installed and replacement luminaires being installed as part of a project are included (i.e., existing luminaires remaining or existing luminaires being moved are not included). Existing luminaires being removed to multifamily buildings and controlled from the inside of a dwelling are included in Table H, and are not included here. And other multifamily outdoor lighting is included here.</p>										
Designed Wattages:										
	01	02	03	04	05	06	07	08	09	10
S1	Single Head Pole	Linear	171	Mfrc. Spec.	5	New	□	855	Provided	□
SLW	Single Head	Linear	171	Mfrc. Spec.	2	New	□	342	Provided	□
S2	Double Head Pole	Linear	340	Mfrc. Spec.	7	New	□	2,380	Provided	□
S3	Single Head Pole	Linear	69	Mfrc. Spec.	1	New	□	09	Provided	□
S4	Ballast	Linear	28	Mfrc. Spec.	6	New	□	168	NA - <6200 lumens	□
W1	Wall Pack	Linear	15	Mfrc. Spec.	9	New	□	135	NA - <6200 lumens	□
W2	Wall Pack	Linear	19.7	Mfrc. Spec.	6	New	□	118.2	NA - <6200 lumens	□
W3	Wall Pack	Linear	35	Mfrc. Spec.	4	New	□	140	NA - <6200 lumens	□
Total Design Watts:									4207.2	
<p>* NOTES: Selectors with a * require a note in the space below explaining how compliance is achieved.</p> <p>UC: Luminaires is lighting a structure. (DEFINITION 2.18.020)</p> <p>FOOTNOTES: Any authority having jurisdiction may add to luminaires cut sheets or conform wattages used for compliance (per 160.011.1 (a)(5) (5))</p> <p>* Selectors: Luminaires, wattages should be indicated as W (instead of Watts/Lumens). Total linear feet should be indicated in column 9 (instead of number of luminaires).</p> <p>* Selectors "New": New luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Old" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires which are not being altered and are remaining. Select "Existing to Remain/Remove" for existing luminaires which are being removed and reinstalled as part of the project.</p> <p>* Compliance with mandatory shielding requirements is required for luminaires with initial lumens output > 6,200 unless exempted by 130.261.1 (a)(5) (5))</p>										
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance		Generated Date/Time:		Document/Software: Energy Code Ace						
Schema Version: 2023.0.0.0		Report Generated: 21-11-2023 10:36:10		Compliance ID: 211383 2304 3000						
Schema Version: veyr.2023.001				Report Generated: 2024-12-18 12:11:05						

STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION											
Outdoor Lighting													
CERTIFICATE OF COMPLIANCE													
Project Name:	Kathleen O'Connell Industrial	Report Date:	NMCC-0754 (Page 14 of 15)										
		Date Prepared:	2024-12-18T12:13:05.00Z										
G. SHIELDING REQUIREMENTS (BUG)													
This table includes Features of +6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section G. 106.6.													
01	02	03	04	05	06	07	08	09	10	11	12		
Name or Item Tag	Complete Luminaire Description	Backlight Rating ¹		Backlight Rating Per Design	Uplight Rating ²		Uplight Rating Per Design	Glare Rating Lumens ³		Max Allowable Glare Rating ⁴	Glare Rating Per Design	Field Inspector	
		Mounting Heights ⁵	Max Allowable Backlight Rating ⁶		Lighting type	Max Allowable Uplight Rating ⁷		Mounting Heights ⁵				Pass	Fail
S1	Single Head Pole	2 Mft from property line	No Limit	B5	Area Lighting	UD	UD	> 2 Mft from property line	G3	G3		<input type="checkbox"/>	<input type="checkbox"/>
SLW	Single Head Pole	2 Mft from property line	No Limit	B5	Area Lighting	UD	UD	> 2 Mft from property line	G3	G3		<input type="checkbox"/>	<input type="checkbox"/>
S2	Double Head Pole	2 Mft from property line	No Limit	B5	Area Lighting	UD	UD	> 2 Mft from property line	G3	G3		<input type="checkbox"/>	<input type="checkbox"/>
S3	Single Head Pole	Back hemisphere is 0.5 - 1 Mft from prop	B3	B3	Area Lighting	UD	UD	Front hemisphere is 0.5 - 1 Mft from prop line	G1	G1		<input type="checkbox"/>	<input type="checkbox"/>
FOOTNOTES: Mounting Height is listed Min ft in this table. ¹ Authority having jurisdiction may ask for luminaires cut sheets or other documentation to confirm luminaire types, uplight ratings and glare ratings used for compliance per 190-0107 / 160.561. ² Back ratings with a lower number than "Most Allowable" are compliant. So, if Most Allowable is Bug Rating B4, then B5, B3, B2 and B1 are all compliant.													
Generated Data Time:				Documentation Software: Energy Code Ace									
CA Building Energy Efficiency Standards - 2022 Nonscissored Compliance				Version Number: 2023.0.000				Compliance ID: 121380_1238_0009				Report Generated: 2024-12-18 15:12:16Z	
				Schema Version: 2020200201									

CITY OF CHICAGO		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting			
CERTIFICATE OF COMPLIANCE		NRC-CO-1	
Project Name: <i>Aurora Opportunity Industrial</i>	Report Date: <i>Page 14 of 15</i>		
	Date Prepared: <i>2024-12-18T12:13:05Z</i>		

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with control requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing or remain (if untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.

Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Q1	Q2	Q3	Q4	Q5
Area Description	Shut-Off 130-165V / 160-5c)	Auto-Schedule 130-165V / 160-5c)	Motion Sensor 130-165V / 160-5c)	Field Inspector
				Pass Fail
Hardscape "S1"	Astronomical Timer	Provided	NA: >=24 Hrs	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Hardscape "S1W"	Astronomical Timer	Provided	NA: >=24 Hrs	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Hardscape "S2"	Astronomical Timer	Provided	NA: >=24 Hrs	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Hardscape "S2W"	Astronomical Timer	Provided	NA: >=24 Hrs	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Hardscape "S4"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Above Entrances and EXITS "W1"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	<input type="checkbox"/> Pass <input type="checkbox"/> Fail

FOOTNOTES: The test has been abbreviated, please refer to Table 160.5.A to confirm compliance with the specific light source technologies listed.
**Authority having jurisdiction may ask for evidence or other documentation to confirm compliance of light sources.*
 Reported luminaires marked [N/A] are in pre-approved installations, and reported luminaires installed in non-insulated ceilings are exempted from I and II.

CITY OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting		NIC-CEC-14	
CERTIFICATE OF COMPLIANCE			
Project Name:	Remonte Opportunity Industrial		
Date Prepared:	2024-12-18T15:12:13-0500		

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

The table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A / Table 170.2-B unless "Use it or lose it" allowances are being used to expand sections for other uses. Limitations that apply for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table I and are not included here. All other multifamily outdoor lighting is included here.

		General Hardscape Allowance Table J (below)		Per Application Table J		Sales Frontage Table K		Ornamental Table L		Per Specific Table M	
				<input type="checkbox"/> Use it or lose it <input checked="" type="checkbox"/> Allowance [select if that applies]							
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel (Notes)											
		02	03	04	05	06	07	08	09		
		Area Wattage Allowance (AWA)				Linear Wattage Allowance (LWA)				Total General AWA + LWA	
Area Description	Illuminated Area (sq ft)	Average Density (W/ft ²)	Average Density (W/ft ²)	Area Wattage (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Wattage (Watts)	Linear Wattage (Watts)			
Hardscape	200334	0.021		4242.71	2932	0.2	587.4	4825.11			
Initial Wattage Allowance for Entire Site Watts								250			
Instances of Initial Wattage Allowance (12.5 sqm) ^a											
Total General Hardscape Allowance (Watts)								5075.11			

STATE OF CALIFORNIA				CALIFORNIA ENERGY COMMISSION			
Outdoor Lighting							
CERTIFICATE OF COMPLIANCE				NRC-00201			
Project Name: Ramona Opportunity Industrial				Report Page: (Page 1 of 1)			
				Date Prepared:		2024-12-18T18:12:13-05:00	

I. LIGHTING ALLOWANCE: PER APPLICATION										
This table includes errors using the wattage allowance per application from Table 140.5.7-B / Table 170.2.5.										
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	
Area Description	Application per Table 140.5.1 ¹	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS					Additional Allowance (Watts)
		# of Locations	Allowance per Location ²	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts		
Above Entrances and Exits	Bulding Entrance/Exit	9	19	171		W1	15	9	135	135
Total Design Watts for This Area:									135	
Total Allowance (Watts) All Areas:									135	

FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.
¹The Allowance per Application for AFMs is 100W for the first AFM and \$35W for each additional per Table 140.5.7-B and Table 170.2.5.
²For luminaires indicated in Table 1-A in watts, intrange or column B it will instead of Watts/Luminaire. Total lineer feet must be indicated in column C instead of number of luminaires.

K. LIGHTING ALLOWANCE: SECS FRONTAGE
(this section does not apply to this project.)

L. LIGHTING ALLOWANCE: ORNAMENTAL
(this section does not apply to this project.)

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
(this section does not apply to this project.)

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
(this section does not apply to this project.)

Generated Date/Time: _____

CA Building Energy Efficiency Standards – 2022 Nonresidential Compliance

Schedule Version: 07/20/2020

Documentation Software: Energy Code Ace

Compliance ID: 311380-3324-0000

Report Generated: 2024-12-18 15:23:16

STATES OF CALIFORNIA Outdoor Lighting		CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE		NICC-07024	
Project Name: Random Opportunity Industrial		(Page 10 of 11)	
Report Page:		2024-12-18T18:17:13-0500	
Date Prepared:			

3. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NIKC-LTO-E - Must be submitted for all buildings	
--	--

4. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTTC) for more information visit: <http://www.energy.ca.gov/NICC4/atttc/providers.html>

Form/Title



NIKC-LTO-Q2-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	System/Spaces To Be Field Verified Hardcape: "S1", Hardcape: "S1W", Hardcape: "S2", Hardcape: "S3", Hardcape: "S4", Above Entrances and Etc., "W1"
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Generated Date/Time:

 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

 Schema Version: 2022.0.000
 Report Generated: 2024-12-18 15:32:16

Documentation Software: Energy Code Ace

CITY OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting			
CERTIFICATE OF COMPLIANCE		NRC-07501	
Project Name: <u>Summa Opportunity Industrial</u>		[Page 14 of 15]	
Project Address:	Report Page:	2024-12-18T18:12:13-05:00	
	Date Prepared:		
<p>DECLARATION</p> <p>I certify that this Certificate of Compliance documentation is accurate and complete.</p>			
Declaration Author Name: Boon L. Tee Company: <u>Howe Electric Construction Inc.</u> Address: <u>4862 E Olive Ave</u> City/State/Zip: <u>Pasadena CA 91765</u>		Declaration Author Signature:  Signature Date: <u>12/18/2024</u> (CA) RES-Certification Identification (If applicable) Phone: <u>951-255-8992</u>	
<p>RESPONSIBLE PERSON'S DECLARATION STATEMENT</p> <p>I certify the following under penalty of perjury, under the laws of the State of California:</p> <ol style="list-style-type: none"> The information provided on this Certificate of Compliance is true and correct. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible design). The energy ratings and energy specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of the 24, 94, 1 and Part 6 of the California Code of Regulations. The building design features or energy design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and certifications submitted to the enforcement agency for approval with this building permit application. I will maintain that a completed signed copy of this Certificate of Compliance that be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable jurisdictions. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner or occupant. 			
Responsible Person Name: Boon L. Tee Company: Howe Electric Construction Inc. Address: <u>4862 E Olive Ave</u> City/State/Zip: <u>Pasadena CA 91765</u>		Responsible Person Signature:  Sign Date: <u>12/18/2024</u> License: Phone: <u>951-255-8992</u>	
Generated Date/Time: CA Building Energy Efficiency Standards: 2022 Nonresidential Compliance		Documentation Software: <u>Energy Code Ace</u> Report Version: 2023.00000 Schema Version: 2020.00001 Compliance ID: 213183134-0009 Report Generated: 2024-12-18 21:18:23	

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LANDSCAPE ARCHITECT OF RECORD
ROACH + CAMPBELL
 947 ENTERPRISE DRIVE LOFT B
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ELECTRICAL ENGINEER OF RECORD:
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 4682 E. OLIVE AVENUE
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HOWE Electric Construction, Inc.

ELECTRICAL CONSTRUCTION DIVISION
4882 E. OLIVE AVE. FRESNO CA. 93702
(559)255-0992
CONTRACT NO. HOWE8737 CLASS C-10
PLOT DATE: 11-18-2024

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**COORDINATION
DOCUMENT
NOT FOR
CONSTRUCTION**

VBI PROJECT No: 2024.02

DRAWING TITLE:
TITLE 24
COMPLIANCE - SITE

SCALE: AS SHOWN

E401

**SITE PLAN DESIGN REVIEW
PACKAGE**

12/19/2024

12/19/2024