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|---|---|
|      | EMERGENCY POWER OFF STATION (EPO)   |
|      | PULL BOX, SIZED PER N.E.C. OR AS NOTED.   |
|      | EXHAUST FAN, OR MOTOR LOAD. REFER TO MECHANICAL, PLUMBING OR KITCHEN DRAWINGS FOR SPECIFIC LOAD REQUIREMENTS OR AS NOTED. |
|      | TRANSFORMER - SEE PLANS FOR MORE INFORMATION.   |
|      | SERVICE ENTRANCE OR DISTRIBUTION EQUIPMENT - SEE PLANS FOR MORE INFO.   |
|      | HP-RATED FUSED DISCONNECT SWITCH. SEE MOTORIZED EQUIPMENT SCHEDULE FOR SIZE.  |
|      | HP-RATED COMBINATION STARTER/DISCONNECT SWITCH. REFER TO MOTORIZED EQUIPMENT SCHEDULE STARTED AND DISCONNECT SIZES.       |
|      | HP-RATED NON-FUSED DISCONNECT SWITCH. REFER TO MOTORIZED EQUIPMENT SCHEDULE FOR DISCONNECT AND STARTER SIZES.             |
|      | ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PLANS IF SHOWN AS SURFACE- OR RECESSED-MOUNTED.                            |
|      | CIRCUIT BREAKER - SEE SINGLE-LINE DIAGRAM FOR MORE INFO.  |
|      | UTILITY COMPANY METER OR EMON/DMON METER WITH "CT'S" AND "PT'S" AS REQUIRED. SEE SINGLE-LINE DIAGRAM FOR MORE INFO.       |
|      | FUSED SWITCH - SEE SINGLE-LINE DIAGRAM FOR MORE INFO.   |
|      | GROUND - SEE PLANS FOR MORE INFO.   |
|  a.b | STANDARD 20A SINGLE-POLE SWITCH, WALL MOUNTED AT +48" A.F.F. MAX.   |
|   | a.b - DENOTES TWO SWITCHES AND THEIR RESPECTIVE COUNTER IDENTIFICATION.   |
|   | 3 - DENOTES 3-WAY SWITCH  |
|   | 4 - DENOTES 4-WAY SWITCH  |
|   | M - MOTOR STARTING  |
|   | S - PROJECTION SCREEN   |

 SINGLE SERVICE DEVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN.  
 TWO SERVICE DEVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN.  
 THREE SERVICE DEVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN.

|   |  |
|---|--|
|  | CEILING MOUNT SMOKE DETECTOR           |
|  | CEILING MOUNT CARBON MONOXIDE DETECTOR |

|   |   |
|---|---|
|  | PANEL OR EQUIPMENT CALLOUT.   |
|  | MECHANICAL EQUIPMENT CALL OUT WHICH INDICATES TYPE OF EQUIPMENT AND UNIT NUMBER. REFER TO MECHANICAL DRAWINGS FOR LOCATION AND ELECTRICAL REQUIREMENTS. |
|  | LIGHTING FIXTURE CALL OUT. REFER TO LIGHTING FIXTURE SCHEDULE FOR MORE INFO.  |
|  | DETAIL REFERENCE CALL OUT.  |
|  | KEY NOTE REFERENCE.   |
|  | REVISION REFERENCE.   |

- 2019 CALIFORNIA BUILDING CODE WITH STATEWIDE AMENDMENTS
- 2019 CALIFORNIA ELECTRICAL CODE WITH STATEWIDE AMENDMENTS
- 2019 CALIFORNIA ENERGY CONSERVATION CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- UNDERWRITERS LABORATORIES (UL)
- 2020 LA CITY ELECTRICAL CODE

PROVIDE NEW 1200A ELECTRICAL SERVICE WITH RESIDENTIAL MULTIMETER DISTRIBUTION FOR A NEW SIX-STORY RESIDENTIAL BUILDING.

|  |  |   |
|--|--|---|
|  | CONDUIT CONCEALED WITHIN BUILDING WALLS OR CEILING SPACE.  | <div style="font-size: 4em; vertical-align: middle; margin-right: 10px;">}</div> <div> <p>↑ DENOTES #12 THHN/THWN ISOLATED GROUND WIRE U.O.N.</p> <p>└ DENOTES #12 THHN/THWN EQUIPMENT GROUND WIRE U.O.N.</p> <p>ALL HOMERUNS AND BRANCH CIRCUITS SHALL HAVE GROUND WIRE - U.O.N..</p> <p>CROSS LINE DENOTES QUANTITY OF #12 THHN/THWN CONDUCTORS - U.O.N..</p> <p>NO CROSS LINE DENOTES 2#12 &amp; 1#12G THHN/THWN CONDUCTORS - U.O.N..</p> <p>CONDUIT SHALL BE 1/2" MIN. - U.O.N..</p> </div> |
|  | CONDUIT ROUTED BELOW FINISHED GRADE AND / OR CONCRETE SLAB. INCLUDE CODE SIZED COPPER BOND CONDUCTOR (NOT SHOWN ON PLAN) IN ALL NON-METALLIC CONDUIT RUNS. |   |
|  | HOMERUN TO DESTINATION AS INDICATED. REFER TO CONDUIT SYMBOL ABOVE.  |   |
|  | INDICATES CONDUIT DROP WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.  |   |
|  | INDICATES CONDUIT RISER WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.   |   |
|  | CONDUIT STUB OUT, CAP AND MARK   |   |
|  | CONTINUATION   |   |
|  | FLEXIBLE CONNECTION  |   |
|  | LOW-VOLTAGE WIRING BETWEEN OCCUPANCY SENSORS   |   |

|  |  |   |   |
|--|--|---|---|
|  | RECESSED-MOUNTED LIGHTING FIXTURE.   |  | WALL-MOUNTED DIMMER AT +48" A.F.F. [MAX]. SEE SWITCH SYMBOL FOR SUBSCRIPTS.   |
|  | EMERGENCY RECESSED-MOUNTED LIGHTING FIXTURE.   |  | CEILING/SURFACE-MOUNTED OCCUPANCY SENSOR WITH SWITCH PACK AND SLAVE PACK AS REQUIRED. CHEVRONS INDICATE EITHER 1- OR 2-WAY DIRECTIONAL SENSORS.   |
|  | SURFACE-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.  |  | WALL-MOUNTED OCCUPANCY SENSOR AT +48" A.F.F. [MAX.] WITH DUAL-RELAY UNLESS SHOWN OTHERWISE ON PLANS.  |
|  | EMERGENCY SURFACE-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.  |  | WALL-MOUNTED LOW-VOLTAGE OVERRIDE SWITCH AT +48" A.F.F. [MAX.] REFER TO LIGHTING CONTROL PANEL FOR MORE INFO.   |
|  | HARD-LID CEILING RECESSED-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.  |  | WALL-MOUNTED LOW-VOLTAGE LOCAL SWITCH AT +48" A.F.F. [MAX.] LOWER CASE TEXT (a.b) - DENOTES TWO SWITCHES AND THEIR RESPECTIVE CONTROL IDENTIFICATION. COMPATIBLE WITH WATTSTOPPER OCCUPANCY SENSORS EQUAL TO WATTSTOPPER #DCC2. |
|  | HARD-LID CEILING EMERGENCY RECESSED-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.                                      |  | SWITCHING PHOTOSENSOR WITH SWITCHPACK AND OUTLET BOX. LOWER CASE TEXT ("X") REPRESENTS CONTROLLED SWITCHLEG/FIXTURE.  |
|  | SURFACE/PENDANT-MOUNTED STRIP LIGHTING FIXTURE.  |  | WALL-MOUNTED TIME SWITCH AT +48" A.F.F. [MAX.] EQUAL TO WATTSTOPPER #TS-400 OR TS-400-24 (LOW-VOLTAGE). REFER TO PLANS FOR VOLTAGE USE.   |
|  | EMERGENCY SURFACE/PENDANT-MOUNTED STRIP LIGHTING FIXTURE.  |  | WALL-MOUNTED VACANCY SENSOR AT +48" A.F.F. [MAX.] WITH DUAL-RELAY UNLESS SHOWN OTHERWISE ON PLANS.  |
|  | RECESSED-MOUNTED DOWNLIGHT FIXTURE.  |   | WALL-MOUNTED VACANCY SENSOR WITH DIMMING AT +48" A.F.F. [MAX.] WITH DUAL-RELAY UNLESS SHOWN OTHERWISE ON PLANS.   |
|  | EMERGENCY RECESSED-MOUNTED DOWNLIGHT FIXTURE SCHEDULE.   |   |   |
|  | RECESSED-MOUNTED WALL WASH LIGHT FIXTURE.  |   |   |
|  | WALL MOUNTED LIGHTING FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE AND PLANS FOR MOUNTING HEIGHT.    |   |   |
|  | WALL/CEILING/UNIVERSAL-MOUNTED EXIT SIGN WITH JUNCTION/OUTLET BOX REFER TO PLANS FOR NUMBER OF FACES AND CHEVRONS. |   |   |
|  | POLE MOUNTED LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFO.  |   |   |

|  |   |   |   |
|--|---|---|---|
|  | DUPLEX RECEPTACLE FLUSH IN CEILING.   |  | ISOLATED GROUND DOUBLE DUPLEX WALL MOUNTED AT +18" A.F.F. OR AS NOTED.<br>"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.             |
|  | DOUBLE DUPLEX RECEPTACLE FLUSH IN CEILING.  |  | DEDICATED 20A, DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED.<br>"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.         |
|  | ISOLATED GROUND DUPLEX RECEPTACLE FLUSH IN CEILING.   |  | HALF-SWITCHED DUPLEX RECEPTACLE WALL MOUNTED AT +18" A.F.F. OR AS NOTED.<br>"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.           |
|  | HALF-SWITCHED DUPLEX RECEPTACLE FLUSH IN CEILING.   |   |   |
|  | ISOLATED GROUND DOUBLE DUPLEX FLUSH IN CEILING.   |   |   |
|  | DUPLEX RECEPTACLE 20A DEDICATED FLUSH IN CEILING.   |   |   |
|  | SIMPLEX RECEPTACLE FLUSH IN CEILING.  |  | SIMPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED.<br>"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.                       |
|  | SPECIAL RECEPTACLE FLUSH IN CEILING.  |  | SPECIAL RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. REFER TO<br>PLAN NOTES. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.  |
|  | DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED.<br>"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.  |  | JUNCTION BOX 4'SQUARE X 2-1/8" DEEP MIN., MOUNTED IN ACCESSIBLE CEILING.<br>SEE PLANS FOR SPECIFIC APPLICATION.                             |
|  | GFCI DUPLEX RECEPTACLE WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "WP"<br>INDICATES WEATHERPROOF. SEE PLANS FOR SPECIFIC TYPE OF WEATHERPROOF BOX<br>AND COVER PLATE. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.       |  | JUNCTION BOX 4'SQUARE X 2-1/8" DEEP MIN., WALL MOUNTED AT +18" A.F.F.<br>OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F. |
|  | GFCI DUPLEX RECEPTACLE WALL MOUNTED AT +6" ABOVE COUNTER OR SINK.<br>REFER TO ARCHITECTURAL ELEVATION FOR ADDITIONAL INFORMATION.   |  | JUNCTION BOX MOUNTED IN ACCESSIBLE CEILING SPACE FOR PREWIRED<br>FURNITURE SYSTEM WITH FLEX CONNECTION.                                     |
|  | DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED.<br>"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.   |  | JUNCTION BOX WALL MOUNTED AT +18" A.F.F. FOR PREWIRED FURNITURE SYSTEM<br>WITH FLEX CONNECTION.   |
|  | GFCI DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. WP<br>INDICATES WEATHERPROOF. SEE PLANS FOR SPECIFIC TYPE OF WEATHERPROOF BOX<br>AND COVER PLATE. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F. |  | THERMOSTAT JUNCTION BOX WITH 1/2"O.C. TO ASSOCIATED HVAC UNIT.  |
|  | DEDICATED 20A, DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS<br>NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.  |   |   |
|  | ISOLATED GROUND DUPLEX RECEPTACLE WALL MOUNTED AT +18" A.F.F. OR AS NOTED.<br>"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.   |   |   |

| 22-UNIT VOLUMETRIC MODULAR MULTI-FAMILY HOUSING<br>2853 WEST BLVD.<br>LOS ANGELES, CA 90013     |  |             |      |  |            |      |                                 |
|---|--|-------------|------|--|------------|------|---------------------------------|
| <b>SCOPE OF REVIEW</b>  |  |             |      | <b>REVIEWER:</b>                                       |            |      |                                 |
| LOCAL AUTHORITY HAVING JURISDICTION (LAHJ)  |  |             |      | CITY OF LOS ANGELES DEPT. OF BUILDING & SAFETY (LADBS) |            |      |                                 |
| STATE OF CALIFORNIA HOUSING & COMMUNITY DEVELOPMENT (HCD) DESIGN APPROVAL AGENCY                |  |             |      | NTA  |            |      |                                 |
| LOCAL FIRE DEPARTMENT   |  |             |      | CITY OF LOS ANGELES FIRE DEPARTMENT (LAFD)             |            |      |                                 |
|   |  |             |      |  |            |      |                                 |
| SCOPE SECTION/DESCRIPTION   |  | PLAN REVIEW |      |  | INSPECTION |      | APPLICABLE CODES                |
|   |  | HCD         | LAHJ | LAFD   | HCD        | LAHJ |                                 |
| <b>Electrical</b>   |  |             |      |  |            |      | 2019 CALIFORNIA ELECTRICAL CODE |
| LEVEL 01: ALL WORK (SITE BUILT), ELEVATOR, GENERATOR  |  |             | X    |  |            | X    |                                 |
| LEVELS 02-06: CORRIDORS, ELEVATOR LOBBY, TRASH RECYCLE ROOM STAIRS, CONCRETE CORES (SITE BUILT) |  |             | X    |  |            | X    |                                 |
| LEVELS 02-06: RESIDENTIAL UNITS (MODULAR)   |  | X           |      |  | X          |      |                                 |
|   |  |             |      |  |            |      |                                 |

|          |  |          |  |
|----------|--|----------|--|
| A        | AMPERE   | K        | KELVIN   |
| ADA      | AMERICAN WITH DISABILITIES                           | KCMIL    | THOUSAND CIRCULAR MILS                         |
|          | ACT  | KWH      | KILOWATT HOUR                                  |
| A.F.F.   | ABOVE FINISH FLOOR                                   | KW       | KILOWATT                                       |
| A.F.G.   | ABOVE FINISH GRADE                                   | KVA      | KILOVOLT AMPERES                               |
| AWG      | AMERICAN WIRE GAUGE                                  | LCL      | LONG CONTINUOUS LOAD                           |
| A.I.C.   | AMPERES INTERRUPTING CAPACITY                        | LTS      | LIGHTING                                       |
| A.F.C.   | AVAILABLE FAULT CURRENT                              | LPS      | LOW PRESSURE SODIUM                            |
| A.F.C.I. | ARC-FAULT CIRCUIT-INTERRUPTER                        | M        | METER  |
| AF/AT    | AMP FRAME, AMP TRIP                                  | MAX.     | MAXIMUM  |
| AS/AT    | AMP SWITCH, AMP FUSE                                 | MCA      | MINIMUM CIRCUIT AMPS                           |
| ATS      | AUTOMATIC TRANSFER SWITCH                            | MCB      | MAIN CIRCUIT BREAKER                           |
| C        | CONDUIT  | MCC      | MOTOR CONTROL CENTER                           |
| CEC      | CALIFORNIA ELECTRICAL CODE                           | MFR.     | MANUFACTURER                                   |
| CKT.     | CIRCUIT  | MH       | METAL HALIDE                                   |
| CONN     | CONNECTED  | MIN      | MINIMUM  |
| C.O.     | CONDUIT ONLY   | MLO      | MAIN LUGS ONLY                                 |
| CSFD     | COMBINATION SMOKE FIRE DAMPER                        | MOCP     | MAXIMUM OVER-CURRENT PROTECTION                |
|          |  | MTD      | MOUNTED  |
| CT       | CURRENT TRANSFORMER                                  | NEC      | NATIONAL ELECTRICAL CODE                       |
| (D)      | EXISTING DEVICE TO BE DEMOLISHED                     | NEMA     | NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION |
| DIA      | DIAMETER   | NF       | NOT-FUSED                                      |
| DISC     | DISCONNECT   | NIC      | NOT IN CONTRACT                                |
| DIST     | DISTRIBUTION   | NL       | NIGHT LIGHT                                    |
| E.C.     | ELECTRICAL CONTRACTOR                                | NO. or # | NUMBER   |
| EMT      | ELECTRICAL METALLIC TUBING                           | N.T.S.   | NOT TO SCALE                                   |
| EWG      | ELECTRIC WATER COOLER                                | P        | POLE   |
| E.G.     | EQUIPMENT GROUND                                     | PC       | PHOTOCELL                                      |
| (E)      | EXISTING   | PDU      | POWER DISTRIBUTION PANEL                       |
| FT or F  | FOOT OR FEET   | PH. or Ø | PHASE  |
| FA       | FOUR ALARM   | PT       | POTENTIAL TRANSFORMER                          |
| FLA      | FULL LOAD AMPS                                       | PVC      | POLYVINYL CHLORIDE                             |
| GEC      | GROUNDING ELECTRODE CONDUCTOR                        | SFD      | SMOKE FIRE DAMPER                              |
| GFP      | GROUND FAULT PROTECTION                              | SQ       | SQUARE   |
| GFCI     | GROUND FAULT CIRCUIT INTERRUPTER                     | TC       | TIME CLOCK                                     |
| GND      | GROUND   | TEL/DATA | TELEPHONE AND DATA                             |
| HACR     | HAND-OFF-AUTO HEATING AIR CONDITIONING REFRIGERATION | TV.      | TELEVISION                                     |
| HID      | HIGH INTENSITY DISCHARGE                             | T.V.S.   | TRANSIENT VOLTAGE SURGE SUPPRESSION            |
| HPS      | HIGH PRESSURE SODIUM                                 | TYP      | TYPICAL  |
| HP       | HORSEPOWER   | U.V.P.   | UNDERGROUND FULL SECTION                       |
| IN. or " | INCHES   | U.O.N.   | UNLESS OTHERWISE NOTED                         |
| I.G.     | ISOLATED GROUND                                      | U.P.S.   | UNINTERRUPTIBLE POWER SUPPLY                   |
| IDF      | INTERMEDIATE DISTRIBUTION FRAME                      | VA       | VOLTS AMPERES                                  |
| JBOX     | JUNCTION BOX   | VD       | VOLTAGE DROP                                   |
|          |  | W        | WIRE   |
|          |  | WP       | WEATHERPROOF                                   |
|          |  | W        | WIRE   |
|          |  | XFR/     | TRANSFORMER                                    |
|          |  | TRANS    | TRANS  |

TELEPHONE MOUNTED RING, WALL MOUNTED AT +18" A.F.F. [MIN.]. STUB A 3/4" C.O. 6" ABOVE THE ACCESSIBLE CEILING.  
PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS.  
"W" = WALL MOUNTED PHONE AT +48" A.F.F. (MAX)  
"P" = PUBLIC (PAY) PHONE PER TELEPHONE UTILITY COMPANY REQUIREMENTS.  
PROVIDE 1" C.O. (MIN.) TO THE MAIN TELEPHONE BACKBOARD.  
"X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.

DATA MOUNTED MOUNTED AT +18" A.F.F. MINIMUM OR AS NOTED. STUB A 3/4" C.O. UP 6" ABOVE THE ACCESSIBLE CEILING. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.

COMBINATION TELEPHONE AND DATA MOUNT RING WALL MOUNTED AT +18" A.F.F. [MIN.]. STUB A 1" C.O. UP 6" ABOVE THE ACCESSIBLE CEILING. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.

FLUSH-MOUNTED TELEPHONE OUTLET BOX IN CEILING.

FLUSH-MOUNTED DATA OUTLET BOX IN CEILING.

FLUSH-MOUNTED COMBINATION TELEPHONE AND DATA OUTLET BOX IN CEILING.

TELEPHONE/DATA CONDUIT RUN WITH 3/4" C MIN.

TELEPHONE/DATA CONDUIT RUN WITH 1" C MIN.

TELEPHONE/DATA CONDUIT RUN WITH 1-1/4" C MIN.

TELEPHONE/DATA CONDUIT RUN WITH 1-1/2" C MIN.

TELEPHONE/DATA CONDUIT RUN WITH 2" C MIN.

WALL-MOUNTED COMBINATION TELEPHONE AND DATA BOX FOR CONNECTION TO FURNITURE SYSTEM MOUNTED AT +18" A.F.F. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS.

COMBINATION TELEPHONE AND DATA BOX MOUNTED IN ACCESSIBLE CEILING SPACE FOR CONNECTION TO FURNITURE SYSTEM.

TELEPHONE TERMINAL BACKBOARD SIZED AS INDICATED.

WALL-MOUNTED TV OUTLET AT +18" A.F.F. [MIN.], WITH 3/4" C.O. STUB-UP 6" ABOVE THE ACCESSIBLE CEILING WITH BUSHING. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS.

CEILING-MOUNTED TV OUTLET.

CCTV CAMERA. SEE SPECIFICATIONS FOR MORE INFO.



A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner ring contains the text "REGINO COBINGCO LAVARAS" at the top and "ELECTRICAL" at the bottom. In the center, the number "E-14492" is printed. A blue ink signature, "R. Lavaras", is written across the top of the seal.

CLIENT:

1050 S. FLOWER STREET  
LOS ANGELES, CA 90015

LOS ANGELES, CA 90016

| C-JAIME-001 |                      |          |
|-------------|----------------------|----------|
| #           | DESCRIPTION          | DATE     |
|             | 1ST SUBMITTAL        | 10/04/21 |
|             | UTILITY COORDINATION | 04/08/22 |
| ⚠           | PC RESUBMITTAL       | 05/18/22 |
| ⚠           | PC RESUBMITTAL       | 10/28/22 |
| ⚠           | HCD REVISION 1       | 12/16/22 |
| ⚠           | PC RESUBMITTAL       | 02/02/23 |
| ⚠           | HCD & PC RESUBMITTAL | 06/06/23 |
| ⚠           | HCD RESUBMITTAL      | 06/14/23 |
| ⚠           | PC RESUBMITTAL       | 07/10/23 |
| ⚠           | PC RESUBMITTAL       | 02/27/24 |
|             |                      |          |
|             |                      |          |
|             |                      |          |
|             |                      |          |
|             |                      |          |

SHEET TITLE:

SHEET NO:

# E00 1





3.11 TOGGLE SWITCHES

- A. ALL SWITCHES SHALL BE SPECIFICATION GRADE RATED 15, 20 OR 30 AMPERES AT 277 VOLT AC, TOTALLY ENCLOSED QUIET ACTION TYPE, 1 OR 2 POLE, 3 OR 4 WAY, MOMENTARY CONTACT OR LOCK TYPE AS REQUIRED. THE 15 AMPERE RATED SWITCH MAY BE USED ONLY FOR LIGHTING LOADS OF LESS THAN 10 AMPERES. SWITCHES AHEAD OF MOTORS SHALL BE HORSEPOWER RATED AND SHALL HAVE NUMBER OF POLES AS REQUIRED. TOGGLE COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
- B. FOR FLUSH-MOUNTED WEATHERPROOF SWITCHES, PROVIDE SWITCHES AS LISTED ABOVE WITH GASKETED STAINLESS STEEL LIFT COVERPLATE; PASS & SEYMOUR WP SERIES, WHERE SURFACE MOUNTED, USE CAST BOX WITH GASKETED CAST ALUMINUM LIFT COVERPLATE; HUBBELL NO. 7420.

3.12 RECEPTACLES

- A. WHERE SINGLE RECEPTACLES ARE INDICATED, PROVIDE MATCHING UNITS TO THOSE LISTED FOR DUPLEX RECEPTACLES. PROVIDE SHORT STRAP UNITS WHERE REQUIRED FOR PANEL MOUNTING.
- B. MOUNT ALL WEATHERPROOF RECEPTACLES HORIZONTALLY WITH HINGE ON TOP.

3.13 COVER PLATES

- A. PROVIDE PLATES FOR ALL OUTLET BOXES AND FITTINGS OF ALL SYSTEMS EXCEPT AT OUTLETS WHERE FIXTURE CANOPIES ARE USED.
- B. PROVIDE WEATHERPROOF COVERS ON WEATHERPROOF DEVICES. USE CAST GASKETED COVERS FOR EXTERIOR PULL OR JUNCTION OUTLET BOXES OR FITTINGS.

3.14 LIGHTING SYSTEM

- A. LIGHTING FIXTURES SHALL HAVE ALL PARTS AND FITTINGS NECESSARY TO COMPLETELY INSTALL THE FIXTURES. WIRING RUNNING IN FIXTURES SHALL BE TYPE "THHN". FIXTURES SHALL BE EQUIPPED WITH LAMPS OF SIZE AND TYPE AS SHOWN IN THE FIXTURE SCHEDULE. ITEMS OF TRIM OR DECORATION SHALL BE SUPPLIED AND PROPERLY INSTALLED AFTER OTHER TRADES HAVE FINISHED THEIR WORK AND CLEANED THE AREA.
- B. ALL LIGHT FIXTURES INSTALLED OUTDOORS IN LOCATIONS PROTECTED FROM THE WEATHER (AS UNDER CANOPIES) SHALL BE RATED FOR OUTDOOR USE, GASKETED AND FINISHED WITH AN EPOXY TYPE PAINT OR OTHER APPROVED CORROSION RESISTANT FINISH.
- C. SURFACE MOUNTED FIXTURES AND OUTLETS FOR SURFACE MOUNTED FIXTURES ARE SHOWN DIAGRAMMATIC ALLY ON DRAWINGS AND SHALL BE LOCATED SO AS TO CLEAR ALL DOOR SWINGS INCLUDING CABINET DOOR SWINGS. WHERE IT IS NOT POSSIBLE TO CLEAR A DOOR SWING, THE CONTRACTOR SHALL VERIFY CLEARANCES ABOVE THE TOP OF THE DOOR WITH ARCHITECTURAL DRAWINGS, DETAILS, SECTIONS, ELEVATIONS AND DOOR SCHEDULES, TYPICAL THROUGHOUT PROJECT.

3.15 SIGNAL CONDUIT SYSTEM

- A. SIGNAL OUTLETS IN SOLID WALLS SHALL BE 4-1 1/16" SQUARE, AT LEAST 2-1/8" DEEP WITH SINGLE GANG 1/2" DEEP PLASTER RING. RATINGS FOR OUTLETS IN FIRE RATED WALLS SHALL EXCEED THE WALL RATING.
- B. OUTLETS IN HOLLOW WALLS SHALL BE SINGLE GANG PLASTER RING. STRAP CONDUIT ADJACENT TO OUTLET AND TERMINATE WITH CABLE BUSHING.
- C. SIGNAL CONDUITS SHALL BE 3/4" MINIMUM SIZE UNLESS OTHERWISE INDICATED ON THE DRAWINGS AND SHALL BE EMT OR RIGID GALVANIZED STEEL, 3/4" AND 1" CONDUIT BENDS SHALL HAVE 12" MINIMUM RADIUS. 1-1/4" AND LARGER CONDUIT SHALL HAVE 30" MINIMUM RADIUS. NO COUPLING SHALL BE PLACED IN BENDS. EACH RUN OF CONDUIT SHALL HAVE A MAXIMUM OF TWO 90 DEGREE BENDS. INSTALL ADDITIONAL PULL BOXES IF MORE THAN TWO BENDS ARE REQUIRED PER RUN. WHERE CONDUIT ENTERS BUILDING, KEEP CONDUIT FREE IF MORE THAN TWO BENDS ARE REQUIRED PER RUN. WHERE CONDUIT ENTERS BUILDING, KEEP CONDUIT FREE OF CONTACT WITH REINFORCING STEEL AND OTHER METALLIC STRUCTURES OR PIPE.
- D. INSTALL 1/2" CONDUIT FROM TELEPHONE BACKBOARD TO NEAREST COLD WATER PIPE IN AN ACCESSIBLE LOCATION, AND 1"C- 1 #6 TO GROUNDING BOX.

3.16 PLYWOOD BACKBOARDS

- A. FOR TELEPHONE OR COMMUNICATIONS SYSTEM TERMINALS OR FOR MOTOR CONTROL OR OTHER EQUIPMENT ASSEMBLIES, PROVIDE BACKBOARDS OF SIZE INDICATED OR LARGER IF REQUIRED.

3.17 NAMEPLATES

- A. PROVIDE A NAMEPLATE FOR EACH TRANSFORMER, SWITCHBOARD, DISTRIBUTION BOARD, MOTOR CONTROL CENTER, PANELBOARD, TERMINAL CABINET, BACKBOARD, INDIVIDUALLY MOUNTED CIRCUIT BREAKER OR MOTOR CONTROL, DISCONNECT SWITCH, PULL BOX, CONTROL PANEL, RELAY, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OR ELECTRIAL EQUIPMENT.
- B. PROVIDE BLACK-ON-WHITE LAMINATED, PLASTIC MICARTA NAMEPLATE ENGRAVED IN MINIMUM 1/4 IN. HIGH LETTERS TO CORRESPOND WITH THE DESIGNATION ON DRAWINGS. PROVIDE OTHER OR ADDITIONAL INFORMATION ON NAMEPLATES WHERE INDICATED.
- C. ATTACH NAMEPLATES TO EQUIPMENT WITH RIVETS, BOLTS, SHEET METAL SCREWS OR INSTALL IN METAL HOLDERS WELDED TO THE EQUIPMENT.

3.18 GROUNDING & BONDING

- A. GROUND THE NEUTRAL OF EACH ISOLATED ELECTRICAL SYSTEM HAVING A NEUTRAL CONDUCTOR WITH A SYSTEM GROUND CONNECTION SIZED AS REQUIRED.
- B. FOR THE SYSTEM GROUND CONNECTION, PROVIDE A GREEN COLOR INSULATED COPPER CONDUCTOR IN A RIGID STEEL CONDUIT TO THE GROUND ELECTRODE. CONNECT THE CONDUIT AND CONDUCTOR TO THE ELECTRODE WITH A MALLEABLE IRON CONDUIT HUB AND A 2-BOLT GROUND CLAMP.
- C. WHERE THE COLD WATER PIPING SYSTEM IS UNSUITABLE FOR USE AS A GROUNDING ELECTRODE AND WHERE LOCAL CODE PERMITS, PROVIDE COPPER-CLAD MULTIPLE-ROD ELECTRODES COMPLYING WITH ALL LEGAL REQUIREMENTS INCLUDING ROD SIZE, SPACING ACCESSIBILITY AND RESISTANCE TO GROUND.
- D. USE THE CONDUIT SYSTEM FOR EQUIPMENT AND ENCLOSURE GROUNDING. PROVIDE A GREEN COLOR INSULATED GROUND CONDUCTOR OF CODE SIZE WITHIN THE CONDUIT AND TERMINATE PROPERLY TO THE EQUIPMENT ENCLOSURE AT EACH END. (USE SEPARATE GROUND BUS BARS IN ALL PANEL BOARDS AND SWITCHBOARDS.) INCREASE CONDUIT, FITTINGS AND PULLBOX SIZES AS REQUIRED TO ACCOMMODATE THE ADDITIONAL CONDUCTOR.
- E. PROVIDE BONDING DEVICES, FITTINGS OR JUMPERS AT EXPANSION FITTINGS OR WHEREVER CONTINUITY OF GROUNDING IS NOT CERTAIN OR WHERE REQUIRED BY INSPECTING AUTHORITIES.
- F. PROVIDE A COMPLETE GROUING AND BONDING INSTALLATION IN ACCORDANCE WITH ALL REQUIREMENTS OF APPLICABLE CODES AND ORDINANCES WHETHER SPECIFICALLY INDICATED OR NOT.
- G. GROUND RESISTANCE SHALL NOT BE GRATER THAN CODE REQUIREMENTS, AND SUPPLEMENTARY GROUNDING FACILITIES SHALL BE PROVIDED, IF REQUIRED, TO MAINTAIN MINIMUM RESISTANCE VALUE AS REQUIRED BY THE LOCAL ELETRICAL INSPECTOR.
- H. CONNECTION FROM THE GROUND TO THE EQUIPMENT SHALL BE MADE IN PERMANENTLY ACCESSIBLE LOCATIONS BY APPROVED TYPES OF BOLTED OR CLAMPED SOLDERLESS CONNECTORS WITH STRANDED COPPER CONDUCTORS. SOLDERED CONNECTIONS OR LUGS SHALL NOT BE USED.

3.19 SUPPORTS

- A. PROVIDE ALL NECESSARY FOUNDATIONS, SUPPORTS AND BACKING FOR ALL ENCLOSURES, CONDUITS EQUIPMENT, OUTLETS, DEVICES AND LIGHTING FIXTURES.
- B. ATTACH ALL BOXES, OUTLET BOXES, STRAPS, CABINETS AND EQUIPMENT TO WOOD WITH WOOD OR LAG SCREWS, TO METAL WITH MACHINE SCREWS OR BOLTS, AND TO CONCRETE WITH EXPANSION ANCHORS OR SELF-DRILLING METAL ANCHORS, AND WITH MACHINE SCREWS OR BOLTS. USE SIZE AND NUMBER OF ATTACHMENTS AS REQUIRED TO SUPPORT EQUIPMENT WEIGHT WITH A MINIMUM SAFETY FACTOR OF 4 TO 1.
- C. SECURE FLOOR FLOOR MOUNTED EQUIPMENT TO FLOOR WITH MACHINE BOLTS AND ANCHORS.
- D. PROVIDE STRUCTURAL CONCRETE BASES FOR LIGHTING POLES PER STRUCTURAL ENGINEER'S AND MANUFACTURER'S RECOMMENDATIONS AS SHOWN ON THE DRAWINGS.
- E. CONTRACTOR SHALL VERIFY ALL MOUNTINGS AND INSTALLATIONS TO CONFORM TO CALIFORNIA SEISMIC REQUIREMENTS.

3.20 SEISMIC DESIGN AND ANCHORING OF ELECTRICAL EQUIPMENT:

- A. SEISMIC PROTECTION CRITERIA: ALL ELECTRICAL AND MECHANICAL MACHINERY INSTALLATIONS PROVIDED, AS PART OF THIS CONTRACT LOCATED IN ANY SEISMIC RISK ZONE OF THE UNIFORM BUILDING CODE SEISMIC RISK MAP SHALL BE PROTECTED FROM EARTHQUAKES IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AND, AS APPLICABLE, CBC CALIFORNIA BUILDING CODE ZONE 4 OR THE RESPECTIVE STATE AND LOCAL BUILDING CODES AND REGULATIONS. PROTECTION CRITERIA FOR THESE ZONES SHALL BE A HORIZONTAL FORCE FACTOR AS PRESCRIBED BY THE UBC MULTIPLIED BY THE MACHINERY WEIGHT CONSIDERED PASSING THROUGH THE MACHINERY CENTER OF GRAVITY IN ANY HORIZONTAL DIRECTION. UNLESS VIBRATION ISOLATION IS REQUIRED TO PROTECT MACHINERY AGAINST UNACCEPTABLE STRUCTURE TRANSMITTED NOISE AND/OR VIBRATION, MACHINERY SHALL BE PROTECTED FROM EARTHQUAKES BY RIGID STRUCTURALLY SOUND ATTACHMENT TO THE LOAD SUPPORTING STRUCTURE. THE FORCE FACTOR AND ANCHORAGE SHALL BE DETERMINED BY CALCULATIONS PERFORMED AND SUBMITTED TO THE ARCHITECT BY A REGISTERED CALIFORNIA PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL) HIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SEISMIC RESTRAINT SYSTEMS FOR ALL PIECES OF EQUIPMENT WEIGHINGS OVER 50 POUNDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1. SWITCH GEAR
  2. CONDUITS/CONDUIT SUPPORT TRAPEZES
  3. TRANSFORMERS
  4. PANELS
  5. LIGHT FIXTURES
  6. UPS, PDU, LIGHTING INVERTERS AND GENERATOR EQUIPMENT
  7. CABLE TRAY / FLEXIBLE CABLE TRAY/ LADDER TRAY
  8. BUS DUCT

- B. SEISMIC PROTECTION, LABOR, MATERIALS AND DESIGN SHALL BE INCLUDED IN THE CONTRACT SUM.

3.21 TESTING

- A. ALL WIRING AND CONNECTIONS SHALL BE TESTED FOR CONTINUITY, SHORTS AND IMPROPER GROUNDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL RECEPTACLE OUTLETS SHALL BE TESTED FOR PROPER GROUNDING. ANY AND ALL REPAIRS RESULTING FROM THE TESTS OR PRELIMINARY OPERATION OF THE EQUIPMENT SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE.
- B. REQUIRED TESTS, IN ADDITION TO THOSE MENTIONED ABOVE, INCLUDE BUT ARE NOT LIMITED TO:
1. GROUND RESISTANCE TEST.
  2. SERVICE AND FEEDER CONDUCTORS INSULATION RESISTANCE.
  3. GROUND FAULT PROTECTION.
  4. SUCH OTHER TESTS AS MAY BE REQUIRED BY THE ARCHITECT.
- C. WHEN THE WORK IS SUBSTANTIALLY COMPLETE, CONDUCT A SERVICE VOLTAGE TEST AS FOLLOWS:
1. MEASURE SERVICE VOLTAGE AT NO LOAD AND AT MAXIMUM LOAD AND SUBMIT RESULTS TO ENGINEER.
  2. IF IN THE OPINION OF THE ENGINEER THE VOLTAGES AND REGULATIONS ARE NOT WITHIN ACCEPTABLE LIMITS, NOTIFY THE SERVING UTILITIES FOR PROPER ELECTRICAL SERVICE AND THEN VERIFY THAT SUCH HAS BEEN ACCOMPLISHED.
- D. AFTER THE SERVICE VOLTAGE TEST, CONDUCT AN OPERATING TEST OF THE ELECTRICAL SYSTEM. THE SYSTEM SHALL:
1. OPERATE IN ACCORDANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
  2. BE FREE OF ELECTRICAL AND MECHANICAL DEFECTS.
- E. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL MAKE ADDITIONAL TESTS AS NECESSARY TO SATISFY THE OWNER AND THE ENGINEER OR HIS REPRESENTATIVE THAT THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS HAVE BEEN CARRIED OUT. CONTRACTOR SHALL PROVIDE ALL INSTRUMENTS AND LABOR NECESSARY TO MAKE SUCH TESTS. ANY WORK SHOWING FAULTS UNDER TEST, AND ANY WORK NOT IN ACCORDANCE WITH THE SPECIFICATIONS, SHALL BE MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE. SUCH TESTS MAY OCCUR AT ANYTIME DURING THE GUARANTEE PERIOD.

3.22 PROTECTION OF WORK

- A. PROTECT THE WORK FROM DAMAGE, DEFAACEMENT OR DETERIORATION UNTIL FINAL ACCEPTANCE. PROVIDE STORAGE FACILITIES AND CONDUCT OPERATIONS TO THIS EFFECT.
- B. REPAIR OR REPLACE DAMAGED WORK AND BE RESPONSIBLE FOR CORRECTION OF ANY DAMAGE DONE IN THE PERFORMANCE OF WORK TO THE WORK OF OTHER TRADES.

3.23 HEATING, VENTILATION, AND AIR CONDITIONING

- A. REFER TO DIVISION 15 FOR ADDITIONAL REQUIREMENTS.
- B. FURNISH AND INSTALL ALL LINE AND LOW VOLTAGE CONDUITS AND WIRING, OUTLETS, DISCONNECT SWITCHES AND MANUAL TIMER SWITCHES REQUIRED FOR SPECIFIC OPERATION OF THE EQUIPMENT.
- C. CONNECT ALL MOTORS AND CONTROL EQUIPMENT.
- D. WIRING SHALL BE INSTALLED IN CONDUIT.

3.24 CLEANING

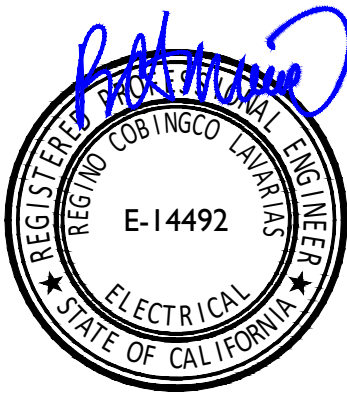
- A. KEEP ALL PARTS OF THE BUILDING AND SITE FREE FROM ANY ACCUMULATIONS OF RUBBISH OR WASTE MATERIALS. REMOVE ACCUMULATIONS AT FREQUENT INTERVALS.
- B. CLEAN EQUIPMENT, PANELBOARDS, SWITCHES, LIGHTING FIXTURES AND LAMPS. RESTORE FINISHED SURFACES TO THEIR ORIGINAL TEXTURE, POLISH PLATE SURFACES, METAL AND GLASS WORK.

END OF SECTION



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CLIENT:

**JAIME PARTNERS  
OF CALIFORNIA, INC.**

**1050 S. FLOWER STREET  
LOS ANGELES, CA 90015**

PROJECT:

**2853 WEST BLVD**

**LOS ANGELES, CA 90016**

| C-JAIME-001 |                      |          |
|-------------|----------------------|----------|
| #           | DESCRIPTION          | DATE     |
|             | 1ST SUBMITTAL        | 10/04/21 |
|             | UTILITY COORDINATION | 04/08/22 |
| ⚠           | PC RESUBMITTAL       | 05/18/22 |
| ⚠           | PC RESUBMITTAL       | 10/28/22 |
| ⚠           | HCD REVISION 1       | 12/16/22 |
| ⚠           | PC RESUBMITTAL       | 02/02/23 |
| ⚠           | HCD & PC RESUBMITTAL | 06/06/23 |
| ⚠           | HCD RESUBMITTAL      | 06/14/23 |
| ⚠           | PC RESUBMITTAL       | 07/10/23 |
| ⚠           | PC RESUBMITTAL       | 02/27/24 |
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**ELECTRICAL  
SPECIFICATIONS**

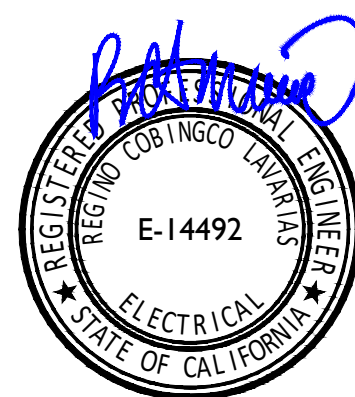
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**E013**



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| △ | PC RESUBMITTAL       | 02/27/24 |

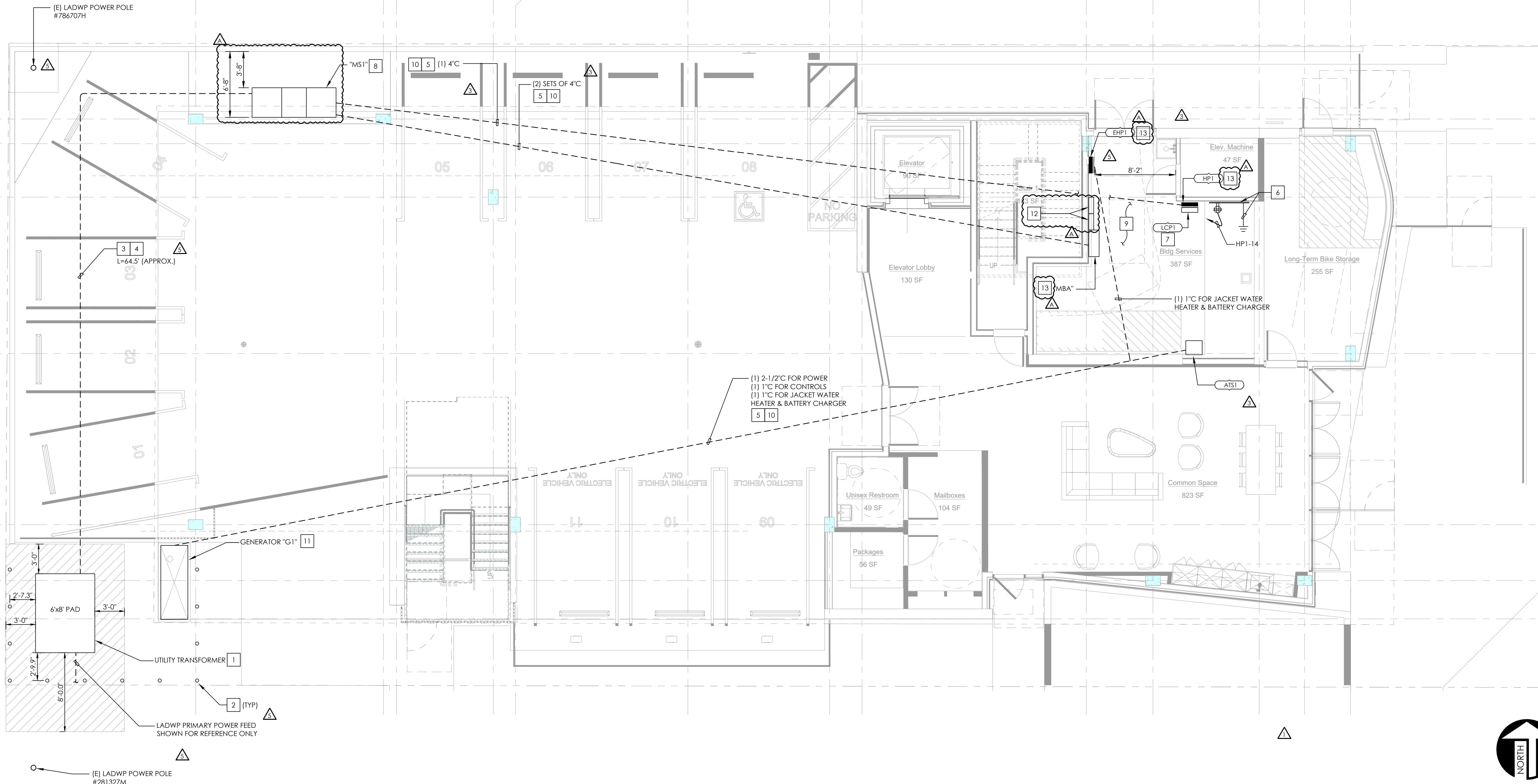
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SHEET TITLE:

**SITE UTILITY PLAN**

SHEET NO:

**E100**



**SITE UTILITY PLAN**

SCALE

3/16" = 1'-0"

**1**

## PLAN NOTES

- CONTRACTOR TO COORDINATE WITH OTHER UTILITY COMPANIES, CIVIL ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. THE FOLLOWING NOTES ARE MINIMAL/GENERAL SPECIFICATIONS TO ASSIST THE CONTRACTOR. UTILITY COMPANY PLANS SHALL TAKE PRECEDENCE OVER THESE NOTES AND SHALL BE USED BY THE CONTRACTOR TO COMPLETE AND INSTALL PRIMARY AND/OR SECONDARY FEEDS TO TERMINATE AT BUILDING'S TERMINAL EQUIPMENT:
- CALL UNDERGROUND SERVICE ALERT AT 1 (800) 227-2600 (NORTH) OR AT 1 (800) 422-4133 (SOUTH) OR APPLICABLE STATE AND LOCAL DIG SAFE OR UNDERGROUND ALERT HOTLINES 2 DAYS OR 48 HOURS PRIOR TO EXCAVATION.
  - MINIMUM OF SIX INCHES (6") OF COMPACTED SAND, GRADED LEVEL IS REQUIRED UNDER ALL PULLBOXES, HANDHOLES AND SPLICE BOXES. SIX INCHES (6") OF GRAVEL, DRAIN ROCK OR BASE ROCK IS REQUIRED FOR MANHOLES. THE FLOOR MUST BE LEVEL AND FREE OF DEBRIS.
  - PLACEMENT OF BOXES AND MANHOLES MUST ALLOW FOR FINAL GRADE OF NEW SIDEWALK AND PARKWAYS.
  - CONDUIT MUST ENTER AND TERMINATE AT THE END WALL OR SIDE WALL IN A TERMINATOR OR KNOCKOUT AS SPECIFIED BY UTILITY ENGINEER. ENTRY THROUGH THE BOTTOM OF A BOX OR THE MIDDLE OF SIDE WALL IS NOT ACCEPTABLE.
  - ALL PULLBOXES, SPLICE BOX AND MANHOLES PLACED BY THE OWNER SHALL BE MAINTAINED AND OWNED BY THE PROPERTY OWNER AND APPROVED BY THE UTILITY COMPANY. THE OWNER MUST ENSURE BOXES AND MANHOLES INCLUDE APPROPRIATE RACKING, SUMP, BOLT DOWN COVER, AND PULLING EYES. LABEL ALL NON-UTILITY COMMUNICATION MANHOLES, VAULTS AND PULLBOX COVERS WITH A GENERIC TELEPHONE NAME OR "COMMUNICATIONS".
  - ALL CONDUITS ENTERING KNOCKOUTS IN A PLASTIC OR POLYMER BOX MUST BE CUT WITHIN ONE INCH FLUSH WITH THE INSIDE OF THE WALL AND SEALED. ALL JOINTS SHALL BE MORTARED AND ALL UNUSED PORTS AND OPENINGS SHALL BE SEALED. CEMENT MORTAR, WATER PLUG CEMENT OR OTHER APPROVED MORTARS SHALL BE USED.

- ALL COMMUNICATION CONDUITS SHALL HAVE A MAXIMUM OF TWO (2) 90 DEGREE BENDS PER SECTION, UNLESS OTHERWISE APPROVED BY UTILITY COMPANY. PULL BOXES MAY BE REQUIRED. STRAIGHT 20' LENGTHS MAY BE USED ON 90 DEGREE BENDS WITH A RADIUS GREATER THAN 40'. ALL OTHER BENDS SHALL BE FACTORY BENDS.
- MINIMUM RADIUS BENDS SHALL BE EQUIVALENT OF THE DIAMETER OF CONDUIT IN FEET, U.O.N.
- BENDS OR SWEEPS THAT HAVE A RADIUS OF 80' OR LESS, SHALL BE ENCASED IN 2500 PSI CONCRETE.
- ALL SITE BRANCH CIRCUIT SHALL INCLUDE AN NEC-SIZED EQUIPMENT GROUND CONDUCTOR.
- LOCATIONS OF UTILITY STRUCTURES AND CONDUIT ROUTING ARE SHOWN IN DIAGRAMMATIC FORMAT. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID EXISTING DUCTS, PIPING, OR CONDUITS, ETC., AND TO PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
- UTILITY POINT OF CONNECTIONS AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY AND ARE SHOWN FOR BID PURPOSES ONLY. CONTRACTOR TO PROVIDE COST PER LINEAR FOOT FOR CONDUIT, TRENCHING AND BACKFILL AS BASIS OF THE BID.

## KEY NOTES

# NUMBERS INDICATE NOTES SHOWN ON PLAN

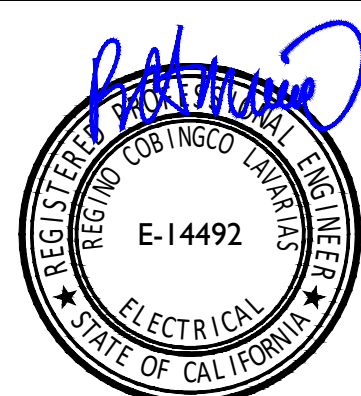
- PROPOSED TRANSFORMER LOCATION. SIZE OF UTILITY TRANSFORMER PAD PER LOS ANGELES DEPARTMENT OF WATER AND POWER (LADWP) SPECIFICATIONS. VERIFY EXACT LOCATION AND REQUIREMENTS WITH UTILITY COORDINATOR PRIOR TO INSTALLATION.
- PROVIDE MIN. OF 5" DIAMETER GALVANIZED PIPE BARRIER POST INSTALLED IN CONCRETE FOUNDATION. COORDINATE EXACT LOCATION, REQUIREMENTS AND SPECIFICATIONS WITH LADWP PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY EXACT POINT OF CONNECTION AND REQUIREMENTS WITH UTILITY COORDINATOR PRIOR TO BID AND INSTALLATION. CONTRACTOR SHALL INCLUDE IN BID, COST PER LINEAR FOOT FOR TRENCHING AND CONDUIT.
- PROVIDE REQUIRED CONDUIT UNDERGROUND ROUTED TO SERVICE ENTRANCE EQUIPMENT "MS1" UNDERGROUND PULL SECTION. PROVIDE ADDITIONAL SPARE CONDUITS AS REQUIRED. CONTRACTOR TO VERIFY EXACT REQUIREMENTS WITH UTILITY COORDINATOR AND LADWP PRIOR TO BID AND INSTALLATION.
- REFER TO SINGLE-LINE DIAGRAM FOR COMPLETE FEEDER SIZE.
- PROVIDE 4W X 8H X 3/4" THICK BACKBOARD PAINTED WITH FIRE RETARDANT PAINT, COLOR TO MATCH SURROUNDING WALLS. PROVIDE 1/2"C, 1#6 GROUNDING PER GROUNDING DETAIL, #3 ON SHEET E402.
- LIGHTING CONTROL PANEL "LCP1" TO BE MOUNTED ABOVE PANEL "HP1."
- REFER TO SWITCHBOARD ELEVATION ON SHEET E402 FOR DIMENSIONS.
- NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT. ELECTRICAL ROOM DOOR(S) SHALL BE EQUIPPED WITH PANIC HARDWARE FOR EGRESS AS REQUIRED BY NEC 110-26 (OR CEC WHERE ADOPTED).
- CONDUITS SHALL BE BURIED MINIMUM 24" BELOW GRADE PER CEC TABLE 300.5. COORDINATE WITH STRUCTURAL FOR CONDUIT THROUGH FOUNDATION PRIOR TO INSTALLATION.

- REFER TO GENERATOR SPECIFICATIONS AND CUT SHEET ON E406 & E407 FOR SIZE AND MORE INFORMATION.
- TENANT SUB-METERING. REFER TO SINGLE-LINE DIAGRAM ON SHEET E401 FOR SUB-METERING INFORMATION.
- PROVIDE PERMANENT PLAQUE OR DIRECTORY DENOTING LOCATIONS OF BUILDING'S MAIN SERVICE DISCONNECT AND EMERGENCY DISCONNECT AS REQUIRED PER CEC 225.37 AND 230.2(E).



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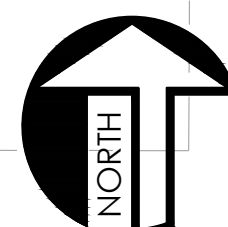
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PROJECT:

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LOS ANGELES, CA 90016**



## LEVEL 1 LIGHTING PLAN

SCALE  
3/16" = 1'-0"

1

### PLAN NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT & DUCT WORK PRIOR TO ROUGH-IN.
- CONTRACTOR TO VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECT PRIOR TO ORDERING LIGHTING FIXTURES AND SHALL BE PROVIDED WITH ALL NECESSARY MOUNTING HARDWARE AND SUPPORTS.
- ALL RECESSED FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE CURRENTLY ADOPTED ISSUE OF IBC, AS WELL AS ANY LOCAL CODES.
- BRANCH CIRCUITS OF LIGHTING WITH DIMMING SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE OR CHANNEL.
- FLUORESCENT / LED DIMMING ZONE OR CHANNEL SHALL BE PROVIDED WITH 3 LINE-VOLTAGE CONDUCTORS (DIMMED HOT, SWITCHED HOT AND NEUTRAL) OR AS REQUIRED BY THE CONTROL OR BALLAST TYPE.
- EXIT SIGNS SHOWN SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS FOR QUANTITY, CHEVRONS AND NUMBER OF FACES PRIOR TO ORDERING.
- ALL EMERGENCY LIGHTING SHOWN INCLUDING EXIT SIGNS POWERED BY STORAGE BATTERIES OR ON-SITE EMERGENCY GENERATORS SHALL BE ILLUMINATED AT ALL TIMES WHEN THE BUILDING IS OCCUPIED AND SHALL HAVE A MINIMUM OF 90-MINUTE EMERGENCY POWER DURATION.
- ALL LOW VOLTAGE LIGHTING SYSTEMS SHALL COMPLY WITH 2019 CEC ART. 411 AND SHALL BE LISTED PER ART. 411.3.
- ALL ELECTRICAL EQUIPMENT LOCATED OUTSIDE SHALL BE WEATHERPROOF.
- ALL LIGHTING FIXTURES SHOWN WITH EMERGENCY BALLAST SHALL BE PROVIDED WITH AN UNSWITCHED HOT CONNECTION TO THE CHARGING LEAD.
- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

### KEY NOTES

- NUMBERS INDICATE NOTES SHOWN ON PLAN
- LIGHTING CONTROL PANEL "LCP1" TO BE MOUNTED ABOVE PANEL "HP1."
- ROUTE VIA LIGHTING CONTROL PANEL "LCP1." REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E502 FOR MORE INFORMATION. PROVIDE ADDITIONAL UNSWITCHED "HOT" CONDUCTORS FOR EMERGENCY/NIGHT LIGHTING.
- SEE SHEET E102 FOR STAIRWELL LIGHTING CONTINUATION.
- PROVIDE LOW-VOLTAGE DIMMING PHOTOCELL EQUAL TO #NIGHT NCM-ADCX PER LIGHTING CONTROL SYSTEM. REFER TO SHEET E502 FOR LIGHTING CONTROL SYSTEM SPECIFICATIONS FOR MORE INFORMATION.
- REFER TO LIGHT FIXTURE SCHEDULE FOR COMPATIBLE LINE-VOLTAGE DIMMER SWITCHES.
- PROVIDE JUNCTION BOX NEAR PANEL FOR MULTIPLE HOMERUN CIRCUITRY.
- PROVIDE INVERTER EQUAL TO LVS #CEPS-M-110-120-W.
- PROVIDE LOW-VOLTAGE SWITCHES/DIMMERS COMPATIBLE TO LIGHTING CONTROL SYSTEM EQUAL TO #LIGHT #nPDM-WH FOR MASTER SWITCH AND NON-DIMMING. #nPDM-DX-WH FOR LOCAL/OVERRIDE WITH DIMMING. REFER TO LIGHTING CONTROL SPECIFICATIONS ON SHEET E502 FOR MORE INFORMATION.
- PROVIDE LOCK BOX TO SWITCHBANK.
- LIGHTING CONTROL VIA BUILT-IN MOTION SENSOR. SEE FIXTURE SCHEDULE FOR MORE INFORMATION.



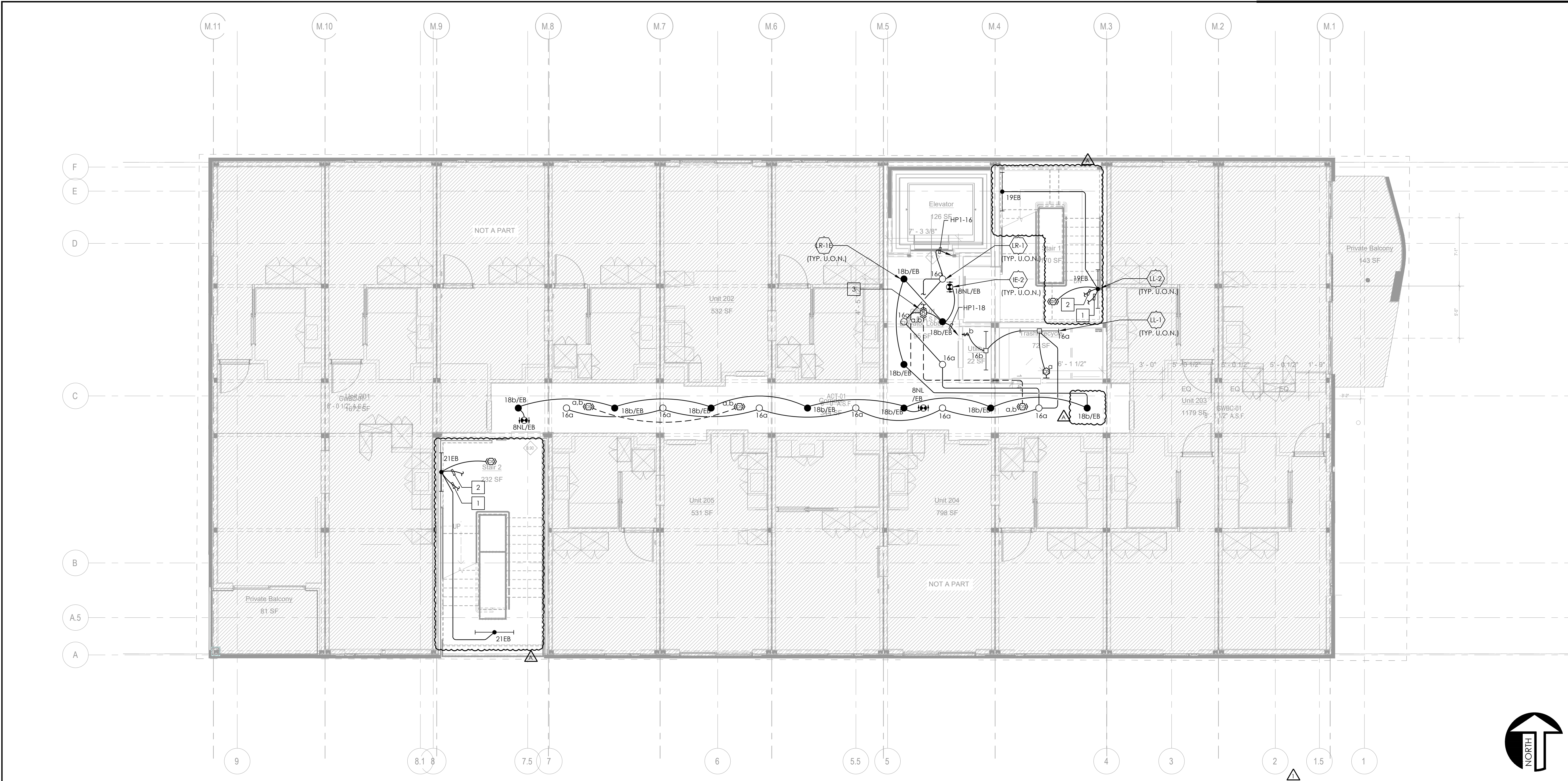
Plot Date: 2/27/2024 3:56:03 PM

SHEET TITLE:

**LEVEL 1  
LIGHTING PLAN**

SHEET NO:

**E101**



LEVEL 2 LIGHTING PLAN



SCALE  
3/16" = 1'-0"

1

PLAN NOTES

- A. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- B. COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT & DUCT WORK PRIOR TO ROUGH-IN.
- C. CONTRACTOR TO VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECT PRIOR TO ORDERING LIGHTING FIXTURES AND SHALL BE PROVIDED WITH ALL NECESSARY MOUNTING HARDWARE AND SUPPORTS.
- D. ALL RECESSED FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE CURRENTLY ADOPTED ISSUE OF IBC, AS WELL AS ANY LOCAL CODES.
- E. BRANCH CIRCUITS OF LIGHTING WITH DIMMING SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE OR CHANNEL.
- F. FLUORESCENT / LED DIMMING ZONE OR CHANNEL SHALL BE PROVIDED WITH 3 LINE-VOLTAGE CONDUCTORS (DIMMED HOT, SWITCHED HOT AND NEUTRAL) OR AS REQUIRED BY THE CONTROL OR BALLAST TYPE.
- G. EXIT SIGNS SHOWN SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS FOR QUANTITY, CHEVRONS AND NUMBER OF FACES PRIOR TO ORDERING.
- H. ALL EMERGENCY LIGHTING SHOWN INCLUDING EXIT SIGNS POWERED BY STORAGE BATTERIES OR ON-SITE EMERGENCY GENERATORS SHALL BE ILLUMINATED AT ALL TIMES WHEN THE BUILDING IS OCCUPIED AND SHALL HAVE A MINIMUM OF 90-MINUTE EMERGENCY POWER DURATION.
- I. ALL LOW VOLTAGE LIGHTING SYSTEMS SHALL COMPLY WITH 2019 CEC ART. 411 AND SHALL BE LISTED PER ART. 411.3.
- J. ALL ELECTRICAL EQUIPMENT LOCATED OUTSIDE SHALL BE WEATHERPROOF.
- K. ALL LIGHTING FIXTURES SHOWN WITH EMERGENCY BALLAST SHALL BE PROVIDED WITH AN UNSWITCHED HOT CONNECTION TO THE CHARGING LEAD.
- L. ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

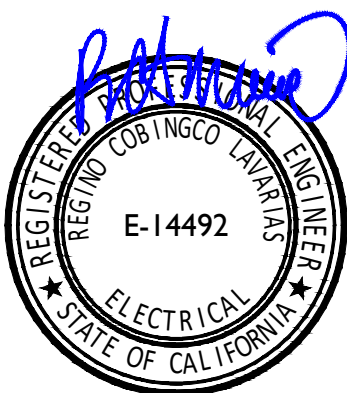
KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. REFER TO SHEET E101 FOR STAIRWELL LIGHTING CONTINUATION.
- 2. REFER TO SHEET E103 FOR STAIRWELL LIGHTING CONTINUATION.
- 3. PROVIDE ADDITIONAL SWITCH PACK TO CEILING MOUNTED OCCUPANCY SENSORS AS REQUIRED TO ACCOMMODATE TWO CIRCUITS AS SHOWN, TYPICAL TO ALL OCCUPANCY SENSORS IN CORRIDOR.



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**1050 S. FLOWER STREET  
LOS ANGELES, CA 90015**

PROJECT:

**2853 WEST BLVD**

**LOS ANGELES, CA 90016**

C-JAIME-001

| # | DESCRIPTION          | DATE     |
|---|----------------------|----------|
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| Δ | PC RESUBMITTAL       | 05/18/22 |
| Δ | PC RESUBMITTAL       | 10/28/22 |
| Δ | HCD REVISION 1       | 12/16/22 |
| Δ | PC RESUBMITTAL       | 02/02/23 |
| Δ | HCD & PC RESUBMITTAL | 06/06/23 |
| Δ | HCD RESUBMITTAL      | 06/14/23 |
| Δ | PC RESUBMITTAL       | 07/10/23 |
| Δ | PC RESUBMITTAL       | 02/27/24 |

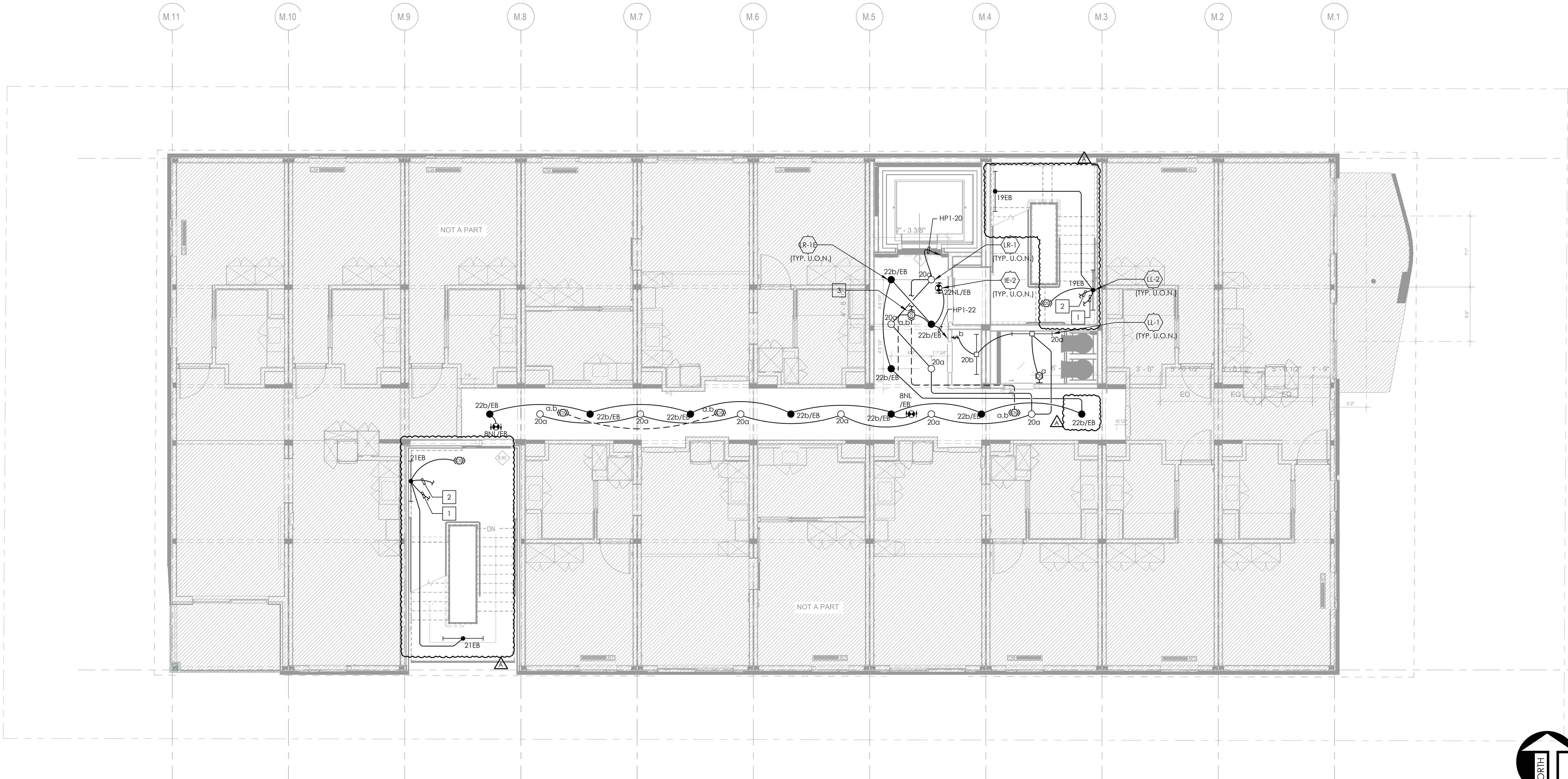
Plot Date: 2/27/2024 4:08:34 PM

SHEET TITLE:

**LEVEL 2  
LIGHTING PLAN**

SHEET NO:

**E102**



LEVEL 3 LIGHTING PLAN

SCALE  
3/16" = 1'-0"

1

PLAN NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT & DUCT WORK PRIOR TO ROUGH-IN.
- CONTRACTOR TO VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECT PRIOR TO ORDERING LIGHTING FIXTURES AND SHALL BE PROVIDED WITH ALL NECESSARY MOUNTING HARDWARE AND SUPPORTS.
- ALL RECESSED FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE CURRENTLY ADOPTED ISSUE OF IBC, AS WELL AS ANY LOCAL CODES.
- BRANCH CIRCUITS OF LIGHTING WITH DIMMING SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE OR CHANNEL.
- FLUORESCENT / LED DIMMING ZONE OR CHANNEL SHALL BE PROVIDED WITH 3 LINE-VOLTAGE CONDUCTORS (DIMMED HOT, SWITCHED HOT AND NEUTRAL) OR AS REQUIRED BY THE CONTROL OR BALLAST TYPE.
- EXIT SIGNS SHOWN SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS FOR QUANTITY, CHEVRONS AND NUMBER OF FACES PRIOR TO ORDERING.
- ALL EBERGENCY LIGHTING SHOWN INCLUDING EXIT SIGNS POWERED BY STORAGE BATTERIES OR ON-SITE EBERGENCY GENERATORS SHALL BE ILLUMINATED AT ALL TIMES WHEN THE BUILDING IS OCCUPIED AND SHALL HAVE A MINIMUM OF 90-MINUTE EBERGENCY POWER DURATION.
- ALL LOW VOLTAGE LIGHTING SYSTEBS SHALL COMPLY WITH 2019 CEC ART. 411 AND SHALL BE LISTED PER ART. 411.3.
- ALL ELECTRICAL EQUIPMENT LOCATED OUTSIDE SHALL BE WEATHERPROOF.
- ALL LIGHTING FIXTURES SHOWN WITH EBERGENCY BALLAST SHALL BE PROVIDED WITH AN UNSWITCHED HOT CONNECTION TO THE CHARGING LEAD.
- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

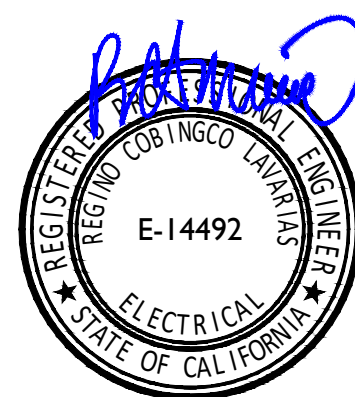
KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- REFER TO SHEET E102 FOR STAIRWELL LIGHTING CONTINUATION.
  - REFER TO SHEET E104 FOR STAIRWELL LIGHTING CONTINUATION.
  - PROVIDE ADDITIONAL SWITCH PACK TO CEILING MOUNTED OCCUPANCY SENSORS AS REQUIRED TO ACCOMMODATE TWO CIRCUITS AS SHOWN, TYPICAL TO ALL OCCUPANCY SENSORS IN CORRIDOR.



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PROJECT:

**2853 WEST BLVD**

**LOS ANGELES, CA 90016**

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| # | DESCRIPTION          | DATE     |
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|   | UTILITY COORDINATION | 04/08/22 |
| △ | PC RESUBMITTAL       | 05/18/22 |
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| △ | PC RESUBMITTAL       | 02/27/24 |
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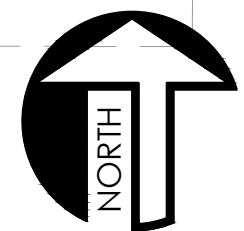
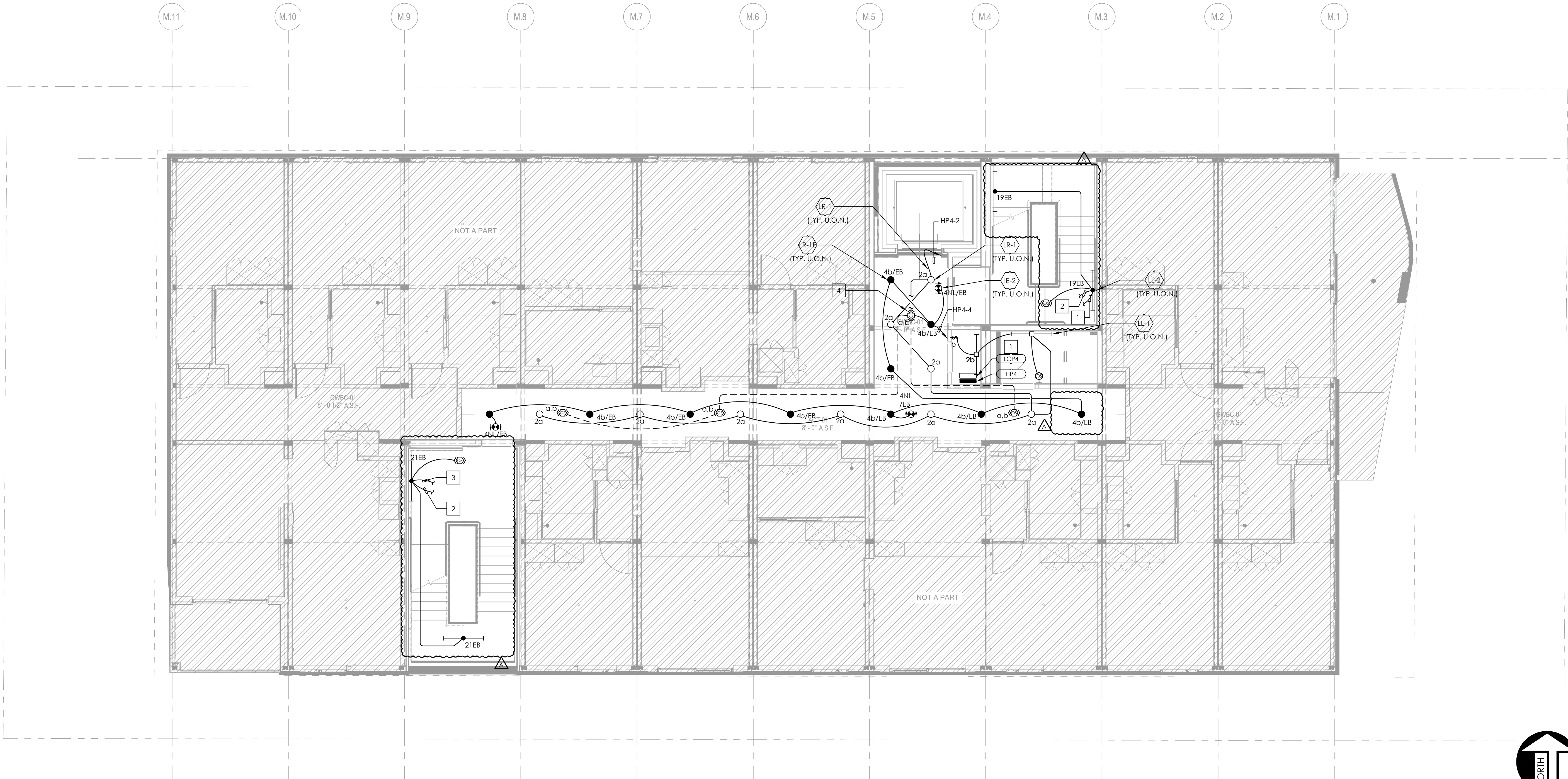
Plot Date: 2/27/2024 4:05:38 PM

SHEET TITLE:

**LEVEL 3  
LIGHTING PLAN**

SHEET NO:

**E103**



LEVEL 4 LIGHTING PLAN

SCALE  
3/16" = 1'-0"

1

PLAN NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT & DUCT WORK PRIOR TO ROUGH-IN.
- CONTRACTOR TO VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECT PRIOR TO ORDERING LIGHTING FIXTURES AND SHALL BE PROVIDED WITH ALL NECESSARY MOUNTING HARDWARE AND SUPPORTS.
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- ALL LOW VOLTAGE LIGHTING SYSTEMS SHALL COMPLY WITH 2019 CEC ART. 411 AND SHALL BE LISTED PER ART. 411.3.
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- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

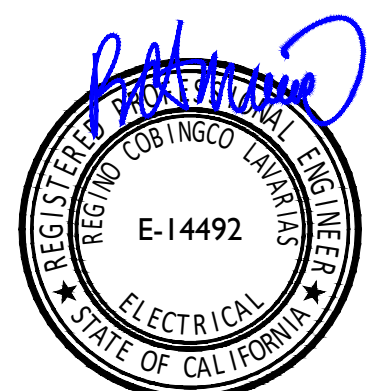
KEY NOTES

- NUMBERS INDICATE NOTES SHOWN ON PLAN
- LIGHTING CONTROL PANEL "LCP4" TO BE MOUNTED ABOVE PANEL "HP4."
- REFER TO SHEET E103 FOR STAIRWELL LIGHTING CONTINUATION.
- REFER TO SHEET E105 FOR STAIRWELL LIGHTING CONTINUATION.
- PROVIDE ADDITIONAL SWITCH PACK TO CEILING MOUNTED OCCUPANCY SENSORS AS REQUIRED TO ACCOMMODATE TWO CIRCUITS AS SHOWN, TYPICAL TO ALL OCCUPANCY SENSORS IN CORRIDOR.



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PROJECT:

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**LOS ANGELES, CA 90016**

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| △ | PC RESUBMITTAL       | 02/27/24 |

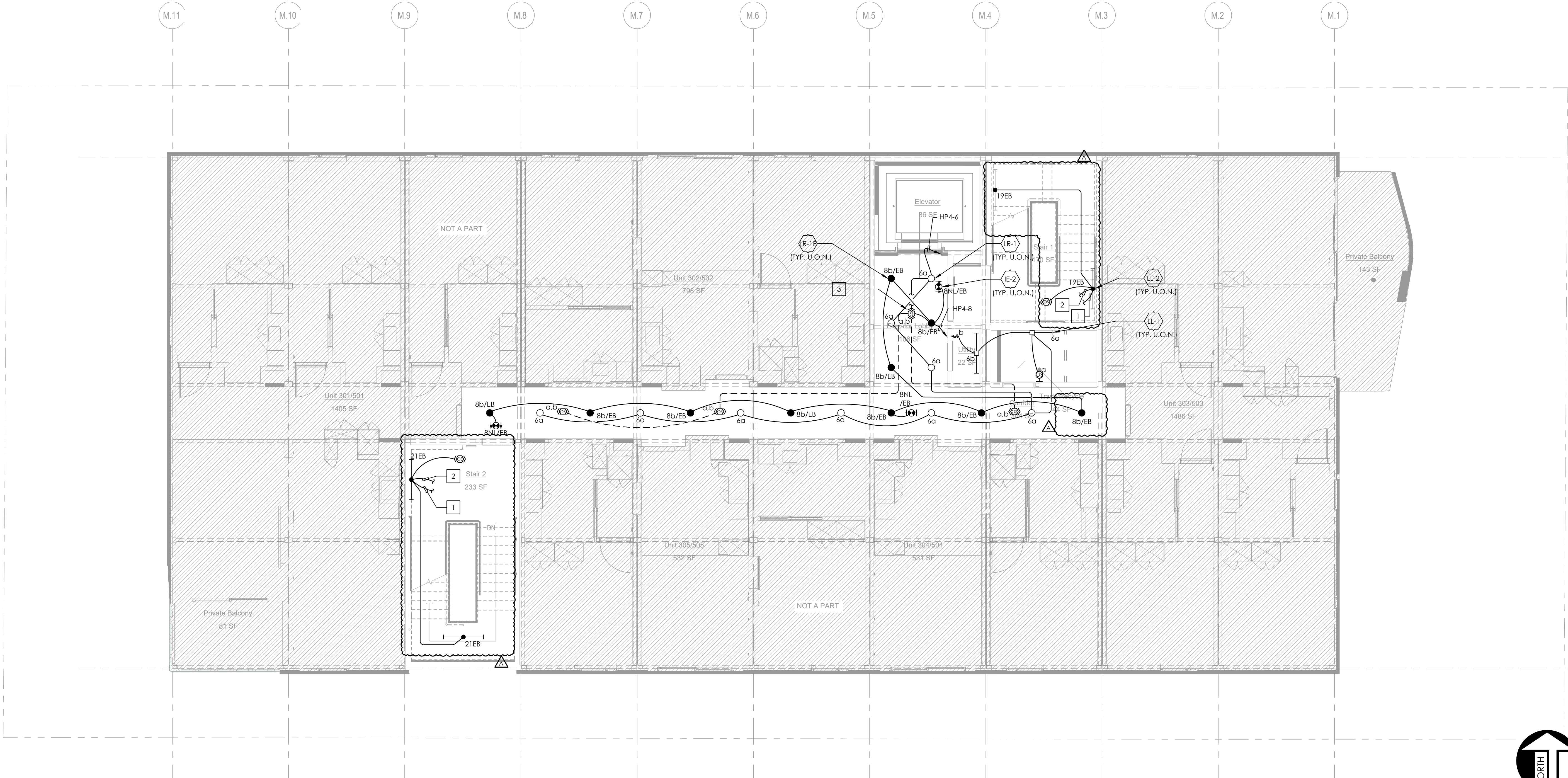
Plot Date: 2/27/2024 4:09:51 PM

SHEET TITLE:

**LEVEL 4  
LIGHTING PLAN**

SHEET NO:

**E104**



LEVEL 5 LIGHTING PLAN

SCALE  
3/16" = 1'-0"

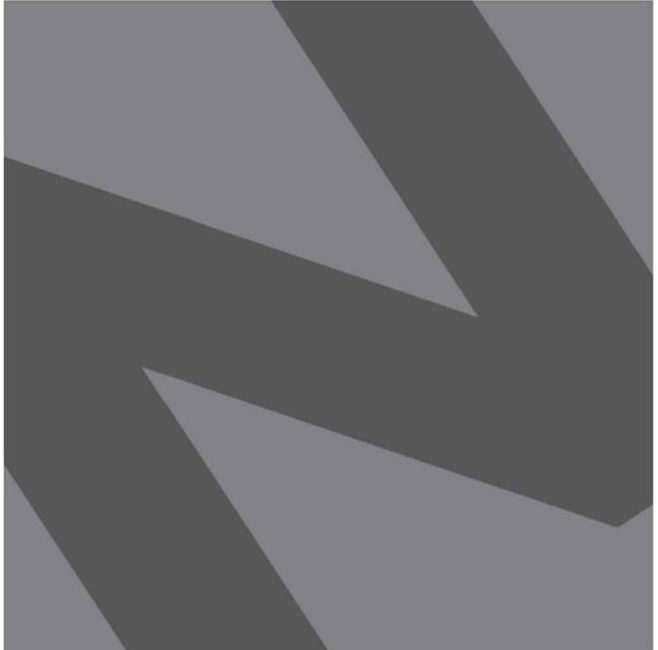
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PLAN NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT & DUCT WORK PRIOR TO ROUGH-IN.
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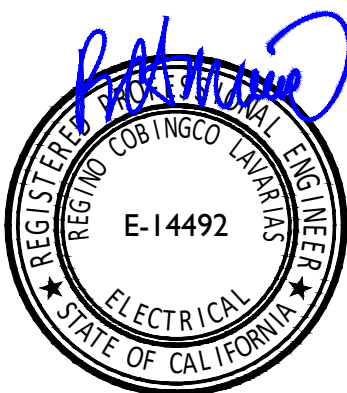
KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- REFER TO SHEET E104 FOR STAIR LIGHTING CONTINUATION.
  - REFER TO SHEET E106 FOR STAIR LIGHTING CONTINUATION.
  - PROVIDE ADDITIONAL SWITCH PACK TO CEILING MOUNTED OCCUPANCY SENSORS AS REQUIRED TO ACCOMMODATE TWO CIRCUITS AS SHOWN, TYPICAL TO ALL OCCUPANCY SENSORS IN CORRIDOR.



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PROJECT:

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LOS ANGELES, CA 90016**

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| △ | HCD RESUBMITTAL      | 06/14/23 |
| △ | PC RESUBMITTAL       | 07/10/23 |
| △ | PC RESUBMITTAL       | 02/27/24 |

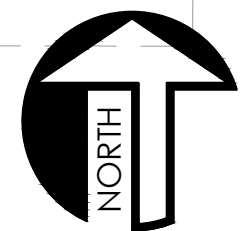
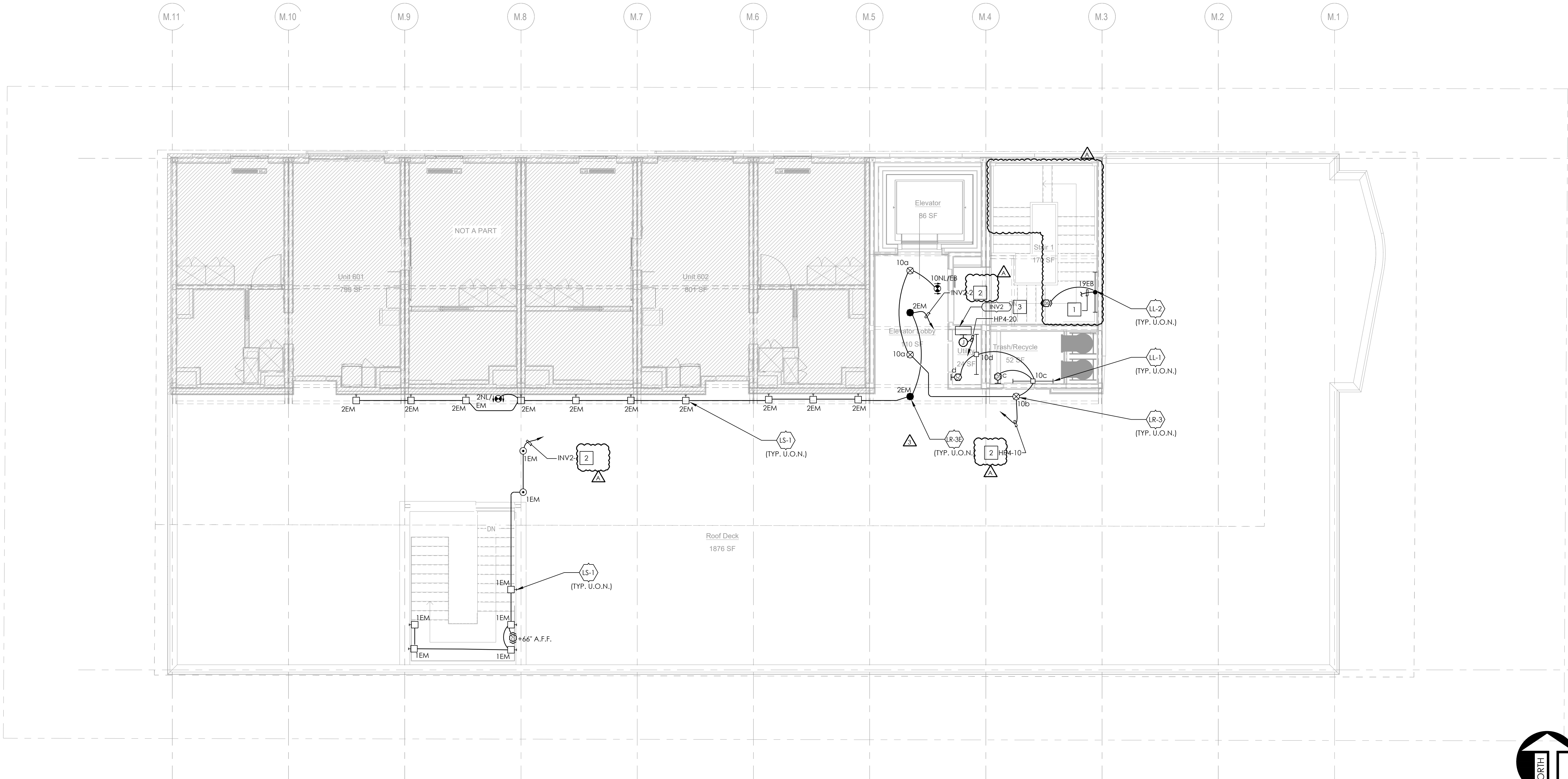
Plot Date: 2/27/2024 3:59:07 PM

SHEET TITLE:

**LEVEL 5  
LIGHTING PLAN**

SHEET NO:

**E105**



LEVEL 6 LIGHTING PLAN

SCALE  
3/16" = 1'-0"

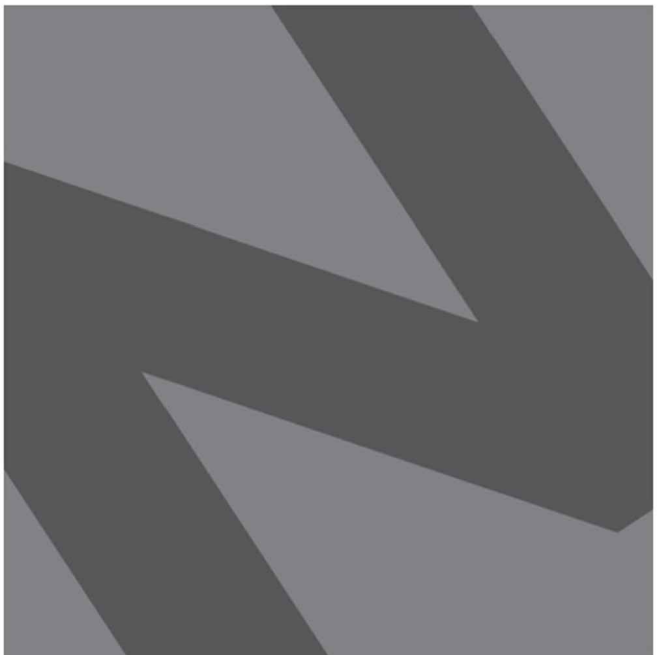
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PLAN NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT & DUCT WORK PRIOR TO ROUGH-IN.
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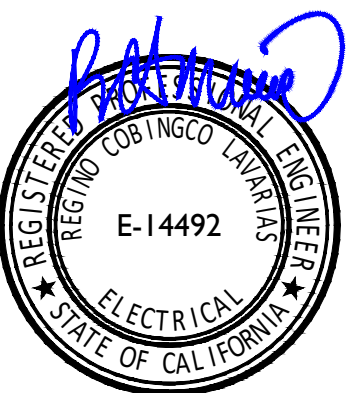
KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- REFER TO SHEET E105 FOR BRANCH CIRCUIT CONTINUATION
  - ROUTE VIA LIGHTING CONTROL PANEL 'LCP4'. REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E502 FOR MORE INFORMATION. PROVIDE ADDITIONAL UNSWITCHED "HOT" CONDUCTORS FOR EMERGENCY/NIGHT LIGHTING IF SHOWN.
  - PROVIDE 120V INVERTER EQUAL TO LV5#CEPS-M-2-W-1-B-20-02 SURFACE MOUNTED TO THE WALL WITH TWO 20A OUTPUT BREAKERS.



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| Δ | PC RESUBMITTAL       | 02/27/24 |

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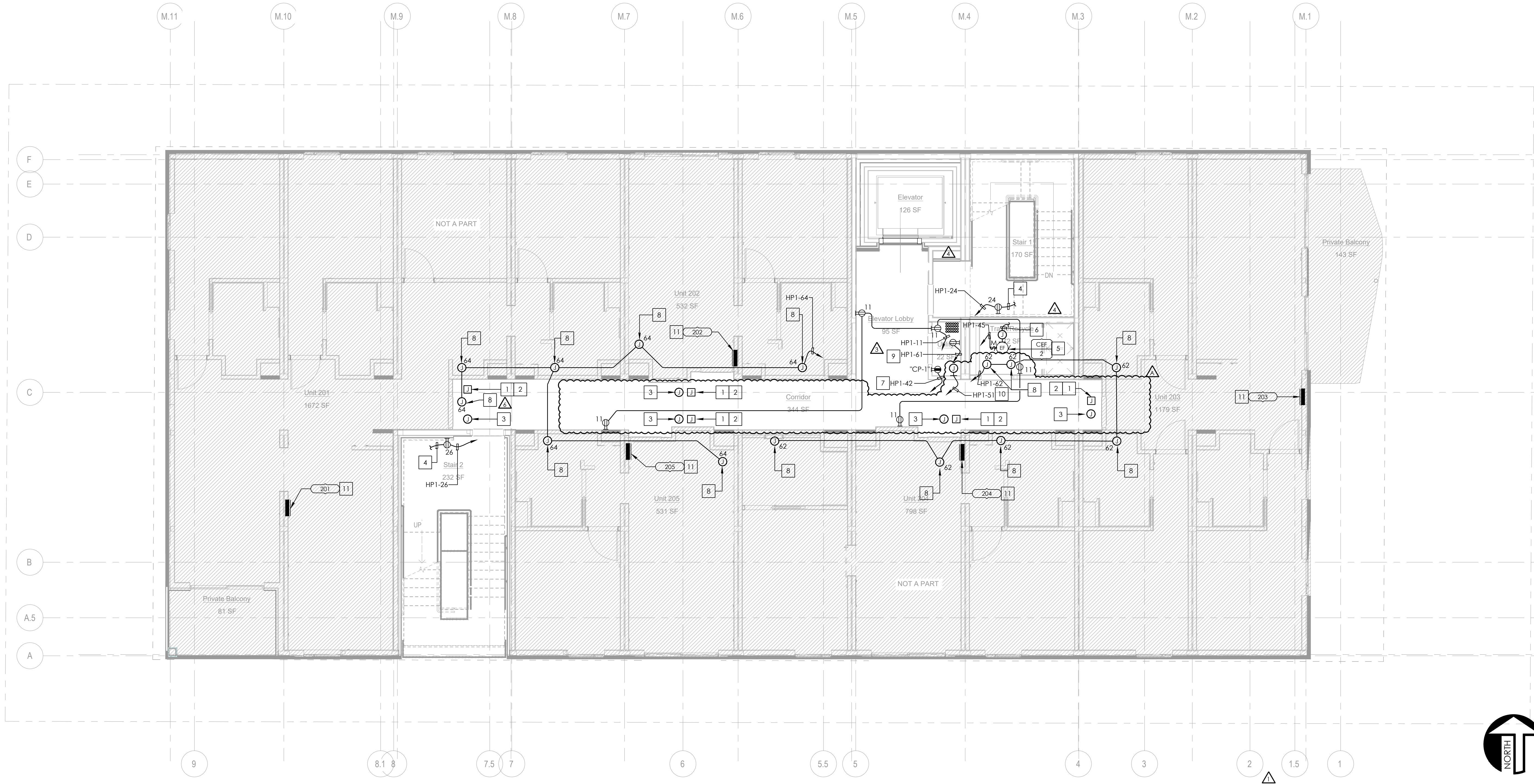
SHEET TITLE:

**LEVEL 6  
LIGHTING PLAN**

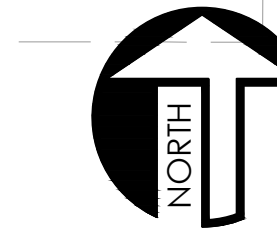
SHEET NO:

**E106**





LEVEL 2 POWER PLAN



SCALE  
3/16" = 1'-0"

1

### SIGNAL PLAN NOTES

- CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
- ALL PULLBOXES SHALL BE SIZES AND INSTALLED PER ANSI/TIA/EIA-569A. PULLBOXES FOR UNDER FLOOR CONDUIT RUNS ARE NOT PERMITTED UNLESS OTHERWISE NOTED. PULLBOXES FOR OVERHEAD CONDUIT RUNS SHALL BE LOCATED ABOVE ACCESSIBLE CEILINGS WITHIN THE ACCESSIBLE CEILING SPACE.
- CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

### PLAN NOTES

- ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 24" MINIMUM OFFSET.
- AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINCK SHALL BE G.F.C.I.
- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4"C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

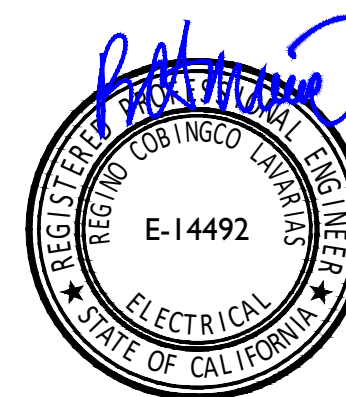
### KEY NOTES

- NUMBERS INDICATE NOTES SHOWN ON PLAN
- J-BOX TO BE PLACED IN ACCESSIBLE CEILING FOR CONNECTION TO MODULAR UNITS LOAD CENTER.
- CONNECTION TO MODULAR UNITS LOAD CENTER TO BE COMPLETED ON SITE THROUGH UNITS CORRIDOR SPACE.
- J-BOX IN ACCESSIBLE CEILING FOR BRANCH CIRCUITS FROM MODULAR UNITS LOAD CENTER TO DEVICES/LOADS. UP TO (4) BRANCH CIRCUITS PER J-BOX. PROVIDE AS REQUIRED PER UNIT PLANS.
- SEE SHEET E203 FOR BRANCH CIRCUIT CONTINUATION.
- REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
- PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
- PROVIDE 120V TO RECIRC PUMP "CP-1". VERIFY EXACT LOCATION AND REQUIREMENTS WITH PLUMBING PRIOR TO ROUGH-IN.
- PROVIDE 120V TO FIRE-SMOKE DAMPER AND SMOKE DETECTOR. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.
- PROVIDE 120V TO (5) REMOTE PULSE METER READERS FOR UTILITY WATER SUB-METERING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING PRIOR TO ROUGH-IN.
- PROVIDE 120V TO FIRE ALARM SYSTEM'S "PBS". COORDINATE EXACT LOCATION AND REQUIREMENTS WITH FIRE ALARM CONSULTANT / INSTALLER PRIOR TO ROUGH-IN.
- MODULAR UNITS LOAD CENTER IS SHOWN FOR REFERENCE ONLY.



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**1050 S. FLOWER STREET  
LOS ANGELES, CA 90015**

PROJECT:

**2853 WEST BLVD  
LOS ANGELES, CA 90016**

C-JAIME-001

| # | DESCRIPTION          | DATE     |
|---|----------------------|----------|
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| Δ | PC RESUBMITTAL       | 05/18/22 |
| Δ | PC RESUBMITTAL       | 10/28/22 |
| Δ | HCD REVISION 1       | 12/16/22 |
| Δ | PC RESUBMITTAL       | 02/02/23 |
| Δ | HCD & PC RESUBMITTAL | 06/06/23 |
| Δ | HCD RESUBMITTAL      | 06/14/23 |
| Δ | PC RESUBMITTAL       | 07/10/23 |
| Δ | PC RESUBMITTAL       | 02/27/24 |

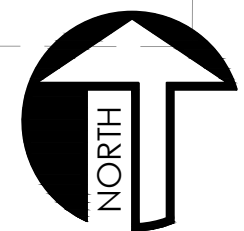
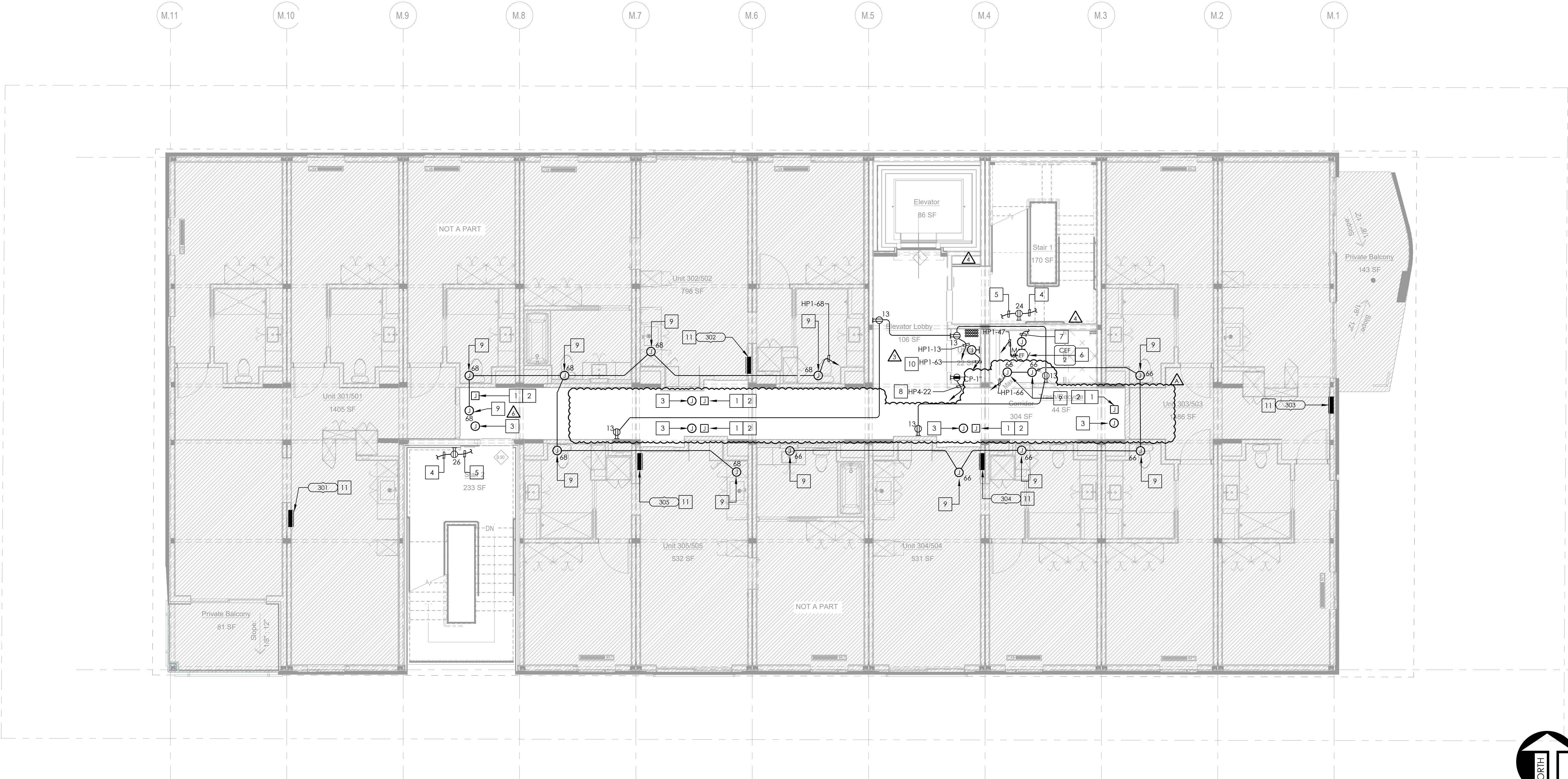
Plot Date: 2/27/2024 4:00:43 PM

SHEET TITLE:

**LEVEL 2  
POWER PLAN**

SHEET NO:

**E202**



### LEVEL 3 POWER PLAN

SCALE  
3/16" = 1'-0"

1

### SIGNAL PLAN NOTES

- CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
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- CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

### PLAN NOTES

- ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 24" MINIMUM OFFSET.
- AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINCK SHALL BE G.F.C.I.
- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4"C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

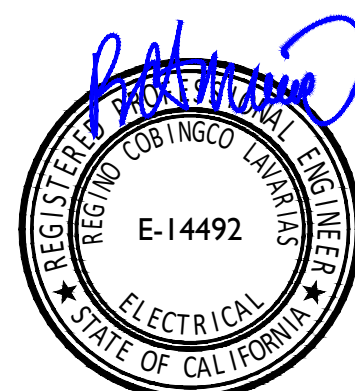
### KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- J-BOX TO BE PLACED IN ACCESSIBLE CEILING FOR CONNECTION TO MODULAR UNITS LOAD CENTER.
  - CONNECTION TO MODULAR UNITS LOAD CENTER TO BE COMPLETED ON SITE THROUGH UNITS CORRIDOR SPACE.
  - J-BOX IN ACCESSIBLE CEILING FOR BRANCH CIRCUITS FROM MODULAR UNITS LOAD CENTER TO DEVICES/LOADS. UP TO (4) BRANCH CIRCUITS PER J-BOX. PROVIDE AS REQUIRED PER UNIT PLANS.
  - REFER TO SHEET E204 FOR BRANCH CIRCUIT CONTINUATION.
  - REFER TO SHEET E202 FOR BRANCH CIRCUIT CONTINUATION.
  - REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
  - PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
  - PROVIDE 120V TO RECIRC PUMP "CP-1". VERIFY EXACT LOCATION AND REQUIREMENTS WITH PLUMBING PRIOR TO ROUGH-IN.
  - PROVIDE 120V TO FIRE-SMOKE DAMPER AND SMOKE DETECTOR. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.
  - PROVIDE 120V TO (5) REMOTE PULSE METER READERS FOR UTILITY WATER SUB-METERING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING PRIOR TO ROUGH-IN.
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PROJECT:

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**LOS ANGELES, CA 90016**

C-JAIME-001

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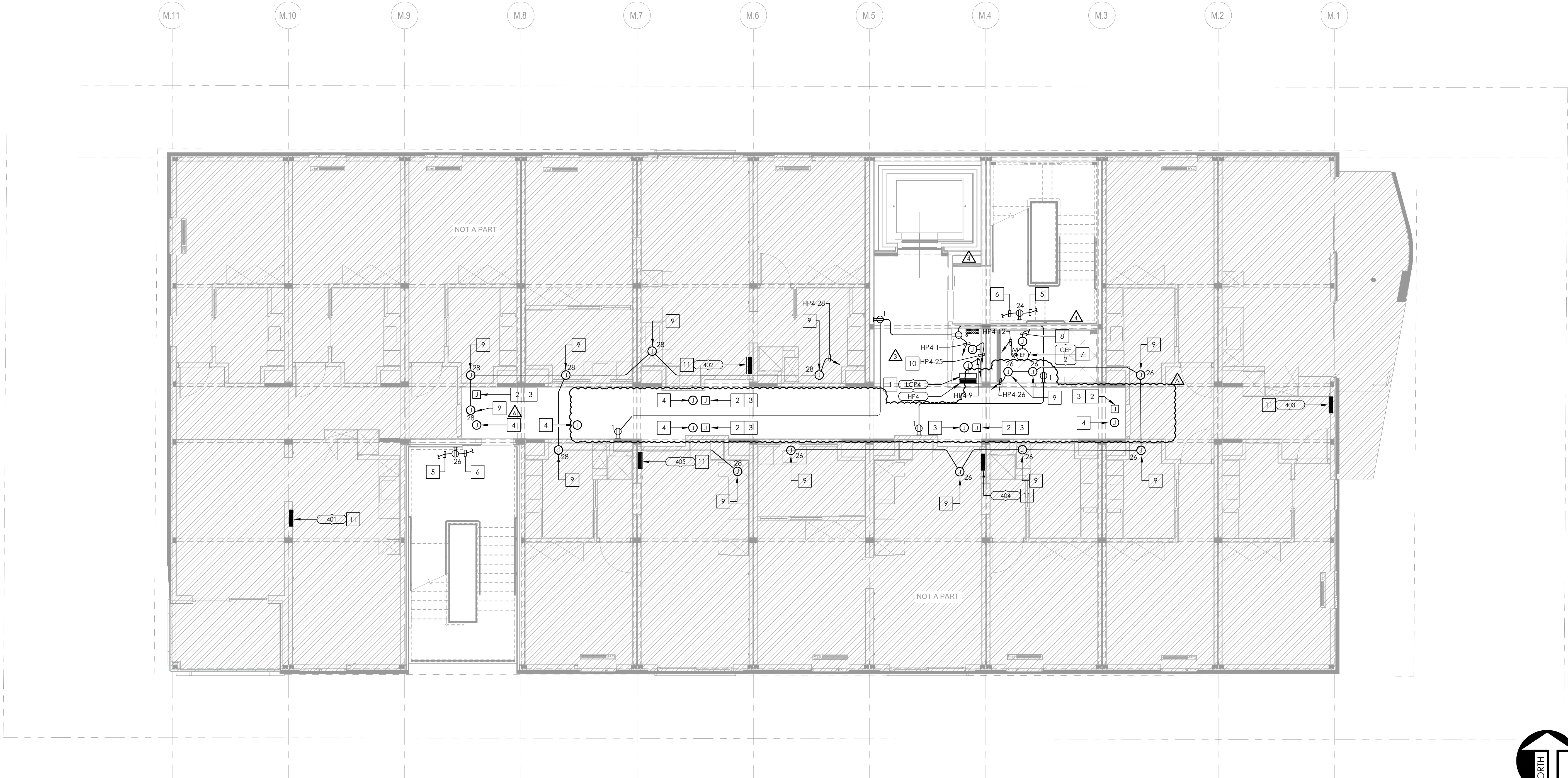
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SHEET TITLE:

**LEVEL 3  
POWER PLAN**

SHEET NO:

**E203**



LEVEL 4 POWER PLAN

SCALE  
3/16" = 1'-0"

1

SIGNAL PLAN NOTES

- CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
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PLAN NOTES

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- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4"C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

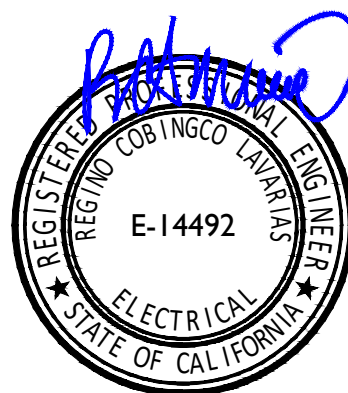
KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- LIGHTING CONTROL PANEL "LCP4" TO BE MOUNTED ABOVE PANEL "HP4".
  - J-BOX TO BE PLACED IN ACCESSIBLE CEILING FOR CONNECTION TO MODULAR UNITS LOAD CENTER.
  - CONNECTION TO MODULAR UNITS LOAD CENTER TO BE COMPLETED ON SITE THROUGH UNITS CORRIDOR SPACE.
  - J-BOX IN ACCESSIBLE CEILING FOR BRANCH CIRCUITS FROM MODULAR UNITS LOAD CENTER TO DEVICES/LOADS. UP TO (4) BRANCH CIRCUITS PER J-BOX. PROVIDE AS REQUIRED PER UNIT PLANS.
  - REFER TO SHEET E205 FOR BRANCH CIRCUIT CONTINUATION.
  - REFER TO SHEET E203 FOR BRANCH CIRCUIT CONTINUATION.
  - REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
  - PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
  - PROVIDE 120V TO FIRE-SMOKE DAMPER AND SMOKE DETECTOR. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.
  - PROVIDE 120V TO EKM PUSH3 GATEWAY AND TO (5) REMOTE PULSE METER READERS FOR UTILITY WATER SUB-METERING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING PRIOR TO ROUGH-IN.
  - MODULAR UNITS LOAD CENTER IS SHOWN FOR REFERENCE ONLY.



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PROJECT:

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| △ | PC RESUBMITTAL       | 02/27/24 |

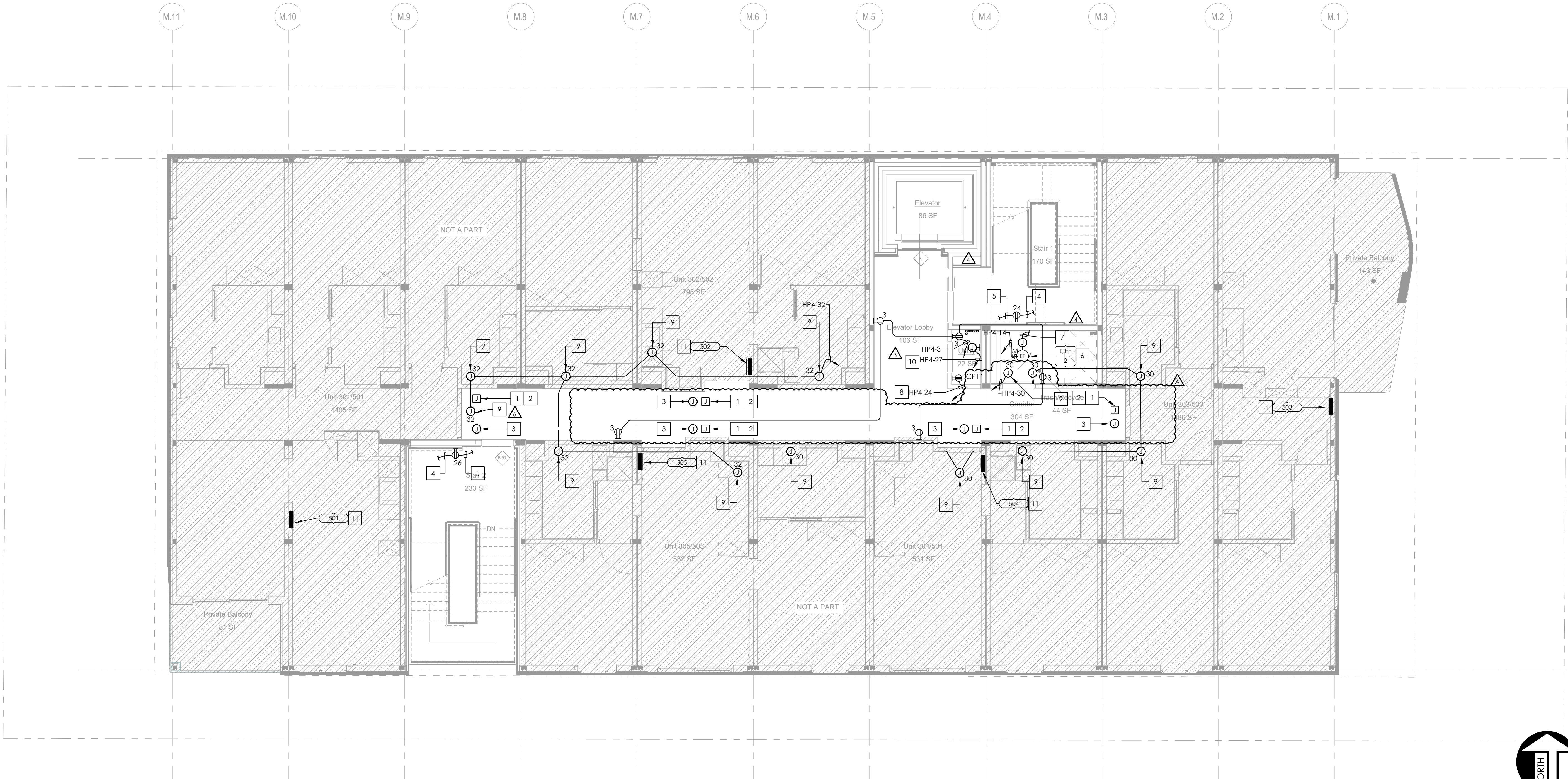
Plot Date: 2/27/2024 4:11:00 PM

SHEET TITLE:

**LEVEL 4  
POWER PLAN**

SHEET NO:

**E204**



LEVEL 5 POWER PLAN

SCALE 3/16" = 1'-0"

1

### SIGNAL PLAN NOTES

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### PLAN NOTES

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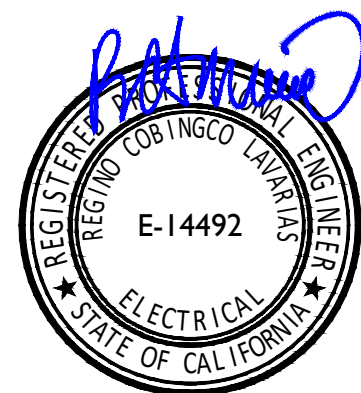
### KEY NOTES

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- J-BOX TO BE PLACED IN ACCESSIBLE CEILING FOR CONNECTION TO MODULAR UNITS LOAD CENTER.
  - CONNECTION TO MODULAR UNITS LOAD CENTER TO BE COMPLETED ON SITE THROUGH UNITS CORRIDOR SPACE.
  - J-BOX IN ACCESSIBLE CEILING FOR BRANCH CIRCUITS FROM MODULAR UNITS LOAD CENTER TO DEVICES/LOADS. UP TO (4) BRANCH CIRCUITS PER J-BOX. PROVIDE AS REQUIRED PER UNIT PLANS.
  - REFER TO SHEET E206 FOR BRANCH CIRCUIT CONTINUATION.
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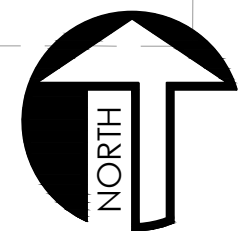
Plot Date: 2/27/2024 4:13:47 PM

SHEET TITLE:

**LEVEL 5  
POWER PLAN**

SHEET NO:

**E205**



SCALE

3/16" = 1'-0"

1

- A. CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
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- D. TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- E. INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- F. ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
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- H. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- I. ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

- A. ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 24" MINIMUM OFFSET.
- B. AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- C. MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH THE REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINK SHALL BE G.F.C.I.
- D. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4" C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

# NUMBERS INDICATE NOTES SHOWN ON PLAN

1. J-BOX TO BE PLACED IN ACCESSIBLE CEILING FOR CONNECTION TO MODULAR UNITS LOAD CENTER.
2. CONNECTION TO MODULAR UNITS LOAD CENTER TO BE COMPLETED ON SITE THROUGH UNITS' CORRIDOR SPACE.
3. J-BOX IN ACCESSIBLE CEILING FOR BRANCH CIRCUITS FROM MODULAR UNITS LOAD CENTER TO DEVICES/LOADS. UP TO 4) BRANCH CIRCUITS PER J-BOX. PROVIDE AS REQUIRED PER UNIT PLANS.
4. REFER TO SHEET E205 FOR BRANCH CIRCUIT CONTINUATION.
5. PROVIDE 120V TO FIRE-SMOKE DAMPER AND SMOKE DETECTOR. COORDINATE EXACT LOCATION WITH MECHANICAL PRIOR TO ROUGH-IN.
6. PROVIDE 120V TO (1) REMOTE PULSE METER READER FOR UTILITY WATER SUB-METERING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING PRIOR TO ROUGH-IN.
7. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
8. PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
9. MODULAR UNITS LOAD CENTER IS SHOWN FOR REFERENCE ONLY.

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SHEET TITLE:

## LEVEL 6 POWER PLAN

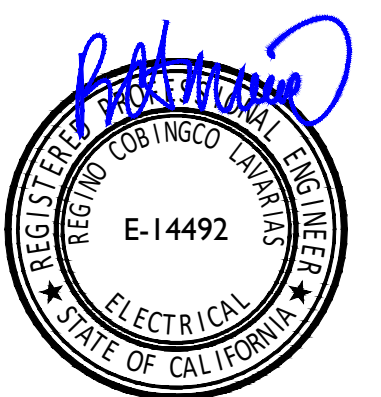
SHEET NO:

# E206



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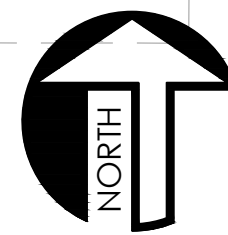
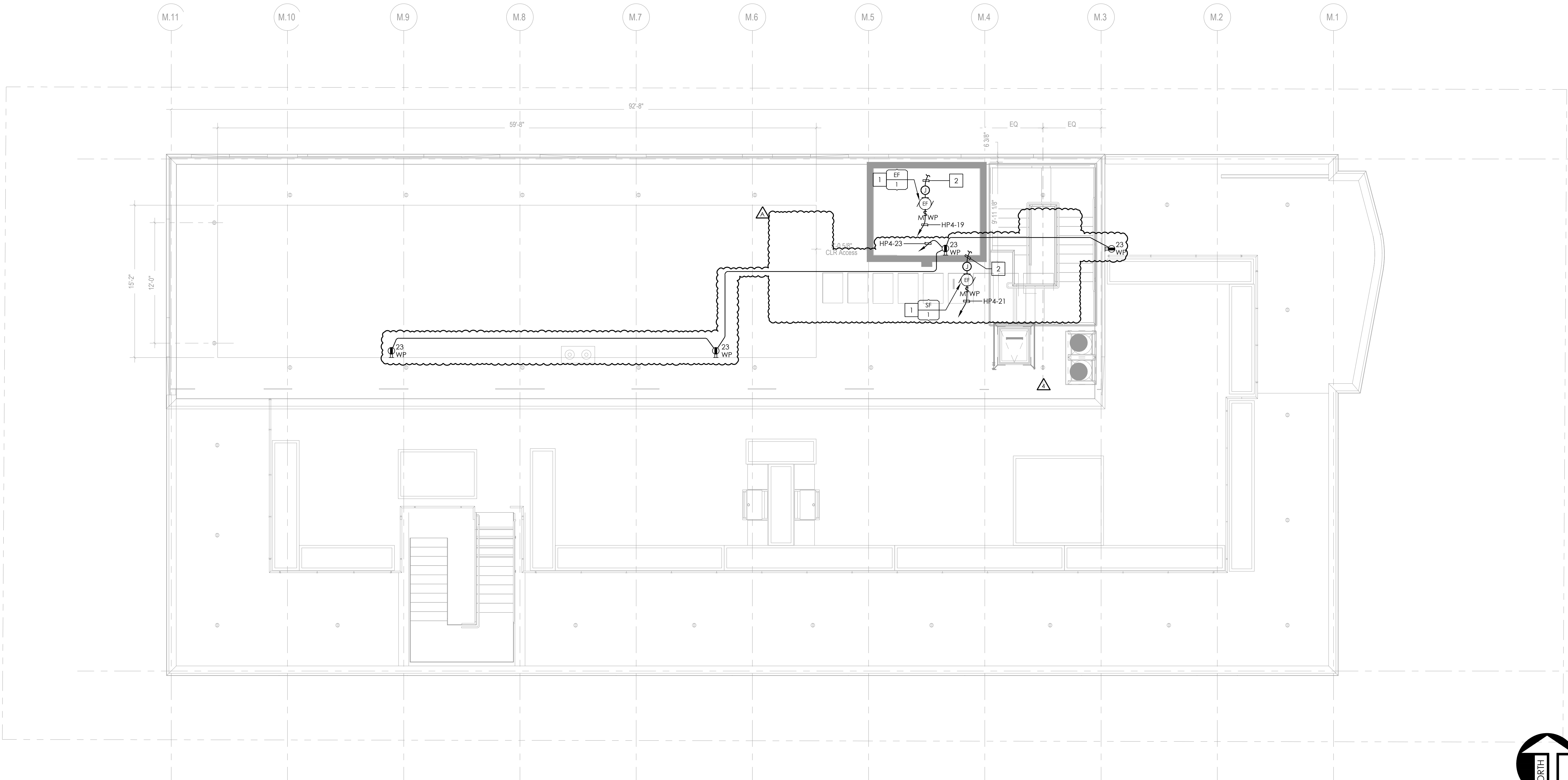
**JAIME PARTNERS  
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET  
LOS ANGELES, CA 90015

PROJECT:

**2853 WEST BLVD**

LOS ANGELES, CA 90016



ROOF PLAN

SCALE  
3/16" = 1'-0"

1

### MECHANICAL EQUIPMENT SCHEDULE

| UNIT     | V/P   | HP/W  | FLA  | MCA  | MOCP | DISC. SIZE/<br>FUSE SIZE | FEEDER                 | KEYED<br>NOTES |
|----------|-------|-------|------|------|------|--------------------------|------------------------|----------------|
| HP<br>3  | 230-1 | -     | 28   | 35   | 50   | 60AS/NF<br>2P, WP        | 1" C, 2#6,<br>1#10G    | A B            |
| VRF<br>1 | 230-1 | -     | 0.2  | 0.25 | 15   | 30AS/NF<br>2P            | 1/2" C, 2#12,<br>1#12G | A B            |
| VRF<br>2 | 230-1 | -     | 0.8  | 1.0  | 15   | 30AS/NF<br>2P            | 1/2" C, 2#12,<br>1#12G | A B            |
| FC<br>4  | 230-1 | -     | 0.8  | 1    | 15   | 30AS/NF<br>2P            | 1/2" C, 2#12,<br>1#12G | A B C          |
| CU<br>1  | 208-1 | -     | 9.6  | 12   | 15   | 30AS/NF<br>2P, WP        | 1/2" C, 2#12,<br>1#12G | A B            |
| EF<br>1  | 120-1 | 73W   | 0.61 | 0.76 | 20   | M <sub>1</sub> WP        | 1/2" C, 2#12,<br>1#12G | A D            |
| CEF<br>2 | 115-1 | 49.2W | 0.43 | 0.53 | 20   | M <sub>2</sub>           | 1/2" C, 2#12,<br>1#12G | A              |
| CEF<br>3 | 115-1 | 125W  | 1.08 | 1.36 | 20   | M <sub>3</sub>           | 1/2" C, 2#12,<br>1#12G | A E            |
| SF<br>1  | 115-1 | 1/4   | 5.8  | 7.25 | 20   | M <sub>4</sub> WP        | 1/2" C, 2#12,<br>1#12G | A E            |

A INDICATED FUSE SIZE IS BASED ON THE MOCP AS SHOWN ON THE MECHANICAL DRAWINGS. CONTRACTOR TO VERIFY AND PROVIDE FUSE SIZE PER THE MANUFACTURER'S NAMEPLATE. FUSE RATING SHOWN ON THE MANUFACTURER'S EQUIPMENT NAMEPLATE TAKES PRECEDENCE OVER THE MOCP.

B NON-FUSED DISCONNECT BY OTHERS.

C POWERED VIA CU-1.

D INTERLOCK FAN WITH TIME CLOCK.

E FAN TO OPERATE CONTINUOUSLY.

### PLAN NOTES

- CONTRACTOR TO VERIFY EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.
- ALL ELECTRICAL DEVICES MOUNTED ON THE ROOF SHALL BE WEATHERPROOF TYPE. COMPLETE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE (CEC) ARTICLES 430 AND 440. RECEPTACLES SHALL BE GFCI TYPE.

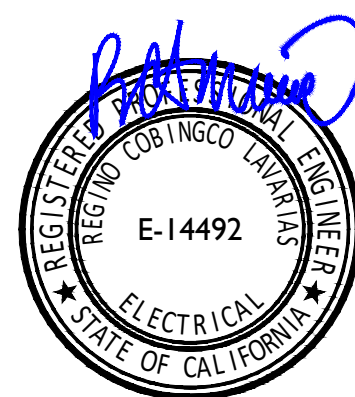
### KEY NOTES

- NUMBERS INDICATE NOTES SHOWN ON PLAN
- REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
- PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.



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CLIENT:

**JAIME PARTNERS  
OF CALIFORNIA, INC.**

**1050 S. FLOWER STREET  
LOS ANGELES, CA 90015**

PROJECT:

**2853 WEST BLVD**

**LOS ANGELES, CA 90016**

C-JAIME-001

| # | DESCRIPTION          | DATE     |
|---|----------------------|----------|
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| Δ | PC RESUBMITTAL       | 05/18/22 |
| Δ | PC RESUBMITTAL       | 10/28/22 |
| Δ | HCD REVISION 1       | 12/16/22 |
| Δ | PC RESUBMITTAL       | 02/02/23 |
| Δ | HCD & PC RESUBMITTAL | 06/06/23 |
| Δ | HCD RESUBMITTAL      | 06/14/23 |
| Δ | PC RESUBMITTAL       | 07/10/23 |
| Δ | PC RESUBMITTAL       | 02/27/24 |

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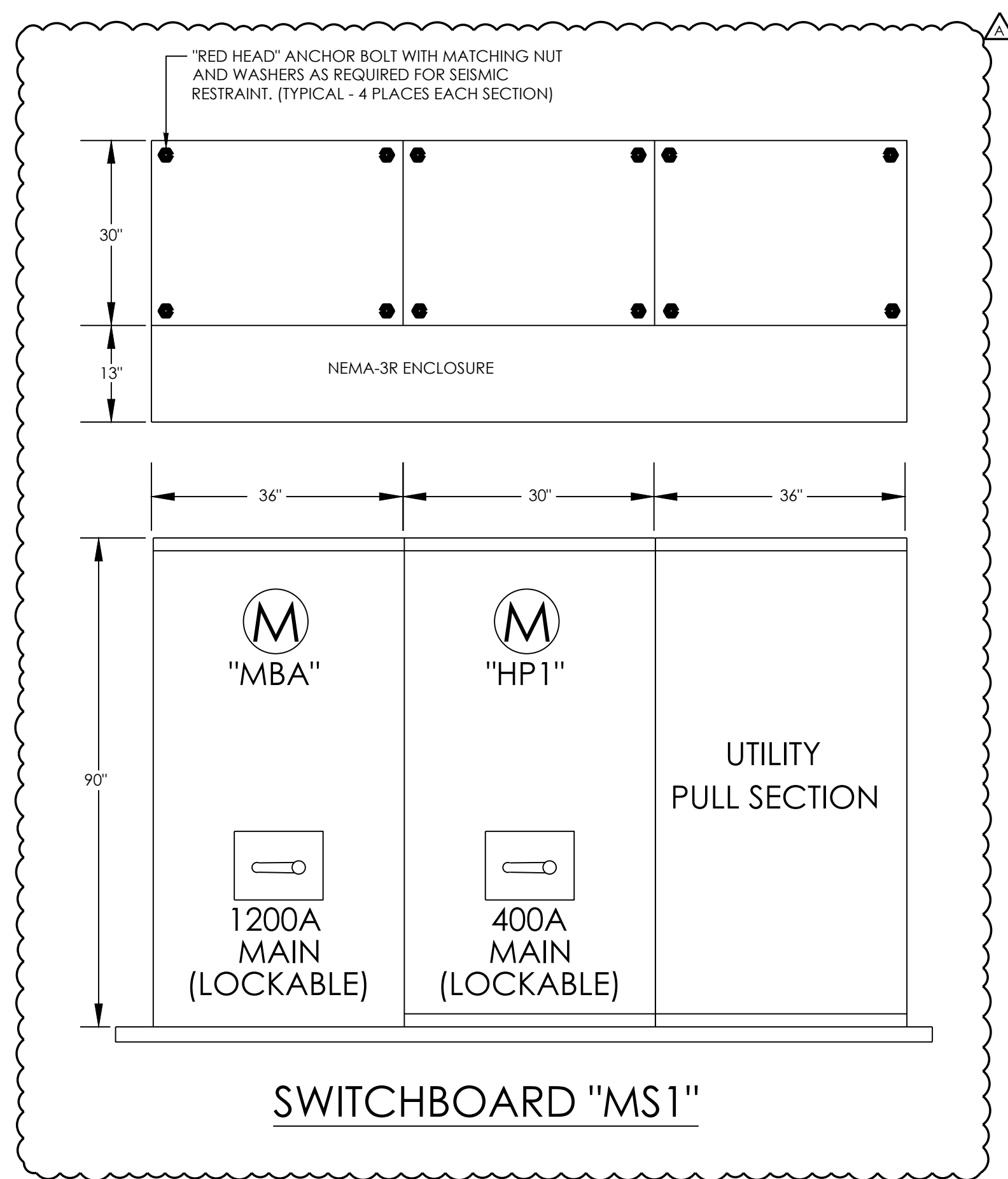
**ROOF PLAN**

SHEET NO:

**E207**

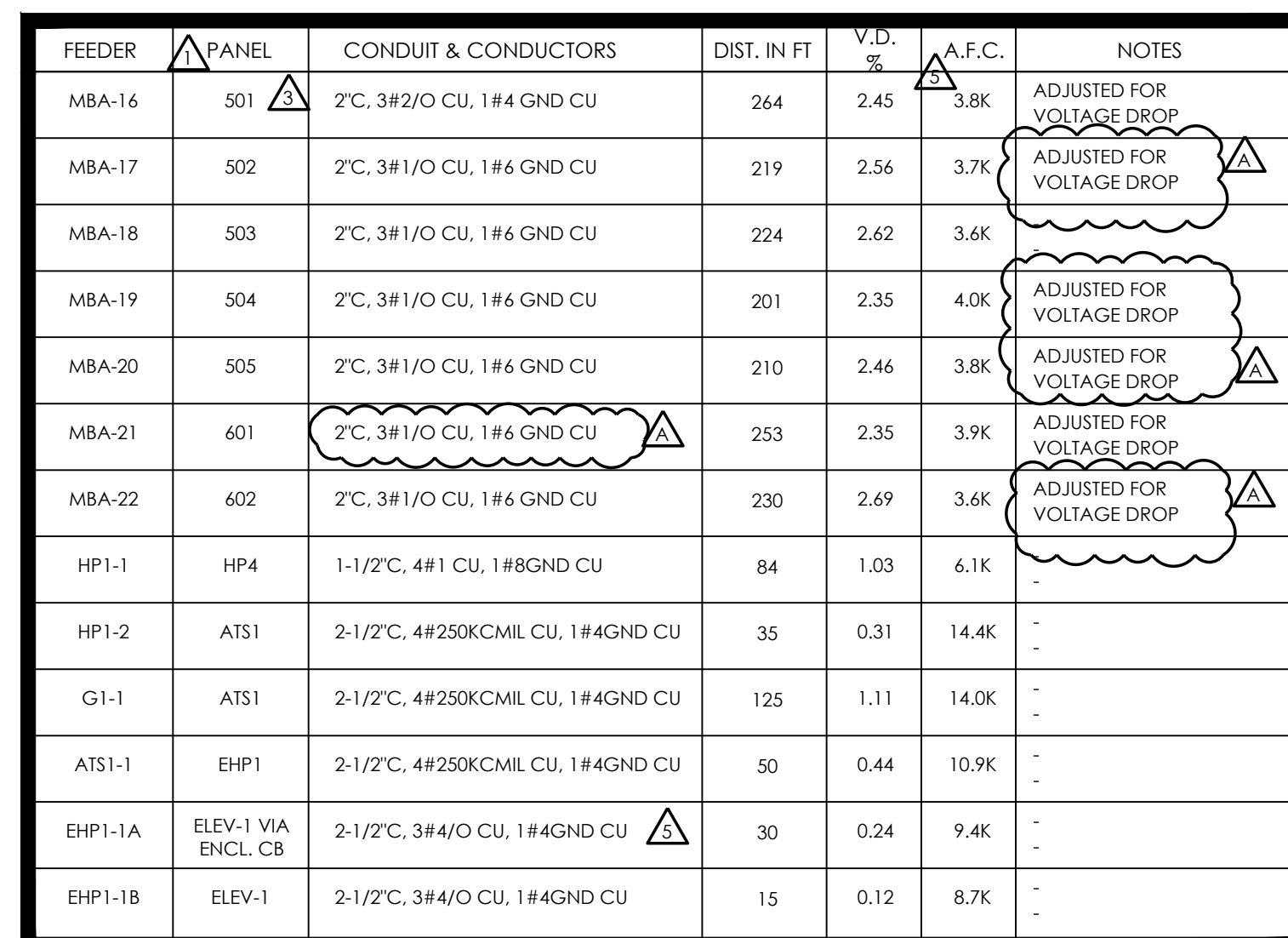


# E40 1



1. THIS EQUIPMENT ELEVATION IS SHOWN FOR SCHEMATIC INFORMATION PURPOSES ONLY. CONTRACTOR TO REFER TO THE FLOOR PLANS FOR EXACT EQUIPMENT ORIENTATION.
2. PROVIDE A 1-1/2" HIGH HOUSEKEEPING PAD, PAD SHALL BE FLUSH WITH THE FACE OF EQUIPMENT WHEN LOCATED INDOOR AND EXTEND 4" FROM THE FACE OF THE EQUIPMENT WHEN LOCATED OUTDOOR. PRIOR TO PAD ROUGH-IN, CONTRACTOR SHALL:
  - A. VERIFY ALLOWABLE MAXIMUM METER HEIGHT REQUIREMENT WITH THE SERVING UTILITY COMPANY. ADJUST HEIGHT OF THE HOUSEKEEPING PAD ACCORDINGLY TO CONFORM WITH THE UTILITY REQUIREMENTS.
  - B. VERIFY WITH THE LOCAL INSPECTOR PRIOR TO FORMING PAD(S) TO ENSURE ANY LOCAL CODE INTERPRETATIONS/CONDITIONS REGARDING HOUSEKEEPING PADS ARE MET.
3. CONTRACTOR TO SUBMIT SWITCHBOARD SHOP DRAWINGS TO THE SERVING UTILITY COMPANY FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL SECURE WRITTEN APPROVAL FROM THE SERVING UTILITY COMPANY THAT THE PROPOSED SWITCHGEAR CONFORMS TO THE ELECTRIC UTILITY COMPANY REGULATIONS.
4. CONTRACTOR TO INCLUDE IN BASE BID TO VERIFY EXISTING CONDITIONS INCLUDING SECONDARY FEEDERS FROM UTILITY TRANSFORMER AND ANY OTHER ASSOCIATED EXISTING FEEDERS, IF BEING REUSED, TO ENSURE LENGTH OF FEEDERS IS SUFFICIENT TO LAND IN LUGS OF NEW EQUIPMENT. COORDINATE WITH SERVING UTILITY COMPANY APPROVED METHODS OF EXTENDING FEEDERS AS REQUIRED.
5. ALLOWABLE DIMENSIONS IN THE MAIN ELECTRICAL ROOM IS A CRITICAL COORDINATION ITEM. CONTRACTOR SHALL PROVIDE 1/4"= 1'-0" SCALE DRAWING WITH THE SWITCHGEAR SUBMITTALS SHOWING THAT ALL THE PROPOSED EQUIPMENT WILL FIT IN THE ALLOTTED SPACE INCLUDING FUTURE EQUIPMENTS AS NOTED.
6. SERVICE SERVICE ENTRANCE EQUIPMENT DIMENSIONS ARE BASED UPON EATON SWITCHBOARD. CONTACT Mr. JOHN JANSEN TEL. NO. (951) 316-5242. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COST TO THE JOB DUE TO THE USE OF ALTERNATE EQUIPMENT.

# E402



2

| FEEDER | PANEL | CONDUIT & CONDUCTORS  | DIST. IN FT | V.D.<br>% | A.F.C. | NOTES                        |
|--------|-------|---|-------------|-----------|--------|------------------------------|
| MS1-1  | MBA   | (3) SETS OF 4" CU WITH<br>4 #600CMIL CU, 1#3/O GND CU IN EACH | 120         | 0.89      | 23.2K  | -<br>-<br>-                  |
| MS1-2  | HP1   | 4" C, 4#600CMIL CU, 1#3 GND CU                                | 130         | 0.77      | 14.3K  | -<br>-<br>-                  |
| MBA-1  | 201   | 2" C, 3#2/O CU, 1#4 GND CU                                    | 231         | 3.22      | 4.2K   | ADJUSTED FOR<br>VOLTAGE DROP |
| MBA-2  | 202   | 1-1/2" C, 3#1 CU, 1#8 GND CU                                  | 186         | 2.18      | 4.3K   | -<br>-                       |
| MBA-3  | 203   | 2" C, 3#1/O CU, 1#6 GND CU                                    | 191         | 2.23      | 4.2K   | -<br>-                       |
| MBA-4  | 204   | 1-1/2" C, 3#1 CU, 1#8 GND CU                                  | 168         | 1.97      | 4.6K   | -<br>-                       |
| MBA-5  | 205   | 1-1/2" C, 3#1 CU, 1#8 GND CU                                  | 177         | 2.07      | 4.4K   | -<br>-                       |
| MBA-6  | 301   | 2" C, 3#1/O CU, 1#6 GND CU                                    | 242         | 2.83      | 3.4K   | -<br>-                       |
| MBA-7  | 302   | 1-1/2" C, 3#1 CU, 1#8 GND CU                                  | 197         | 2.31      | 4.1K   | -<br>-                       |
| MBA-8  | 303   | 2" C, 3#1/O CU, 1#6 GND CU                                    | 202         | 2.36      | 4.0K   | -<br>-                       |
| MBA-9  | 304   | 1-1/2" C, 3#1 CU, 1#8 GND CU                                  | 179         | 2.09      | 4.4K   | -<br>-                       |
| MBA-10 | 305   | 1-1/2" C, 3#1 CU, 1#8 GND CU                                  | 188         | 2.20      | 4.2K   | -<br>-                       |
| MBA-11 | 401   | 2" C, 3#1/O CU, 1#6 GND CU                                    | 253         | 2.96      | 3.3K   | -                            |
| MBA-12 | 402   | 2" C, 3#1/O CU, 1#6 GND CU                                    | 208         | 2.43      | 3.9K   | ADJUSTED FOR<br>VOLTAGE DROP |
| MBA-13 | 403   | 2" C, 3#1/O CU, 1#6 GND CU                                    | 213         | 2.49      | 3.8K   | -                            |
| MBA-14 | 404   | 2" C, 3#1/O CU, 1#6 GND CU                                    | 190         | 2.22      | 4.2K   | ADJUSTED FOR<br>VOLTAGE DROP |
| MBA-15 | 405   | 1-1/2" C, 3#1 CU, 1#8 GND CU                                  | 199         | 2.33      | 4.0K   | -<br>-                       |

1. ALL FEEDERS SHOWN, UNLESS SPECIFICALLY NOTED OTHERWISE, ARE PRESUMED TO BE ROUTED IN METAL RACEWAYS. IF P.V.C. CONDUITS ARE UTILIZED, THE CONTRACTOR SHALL PROVIDE AN EQUIPMENT GROUND PER NEC, OR CEC WHERE ADOPTED, TABLE 250.122 OR, WHERE REQUIRED, PROVIDE A MAIN BONDING JUMPER PER TABLE 250.66 AND INCREASE THE CONDUIT SIZE ACCORDINGLY.
2. THE VALUE INDICATED IS THE VOLTAGE DROP AT THE END OF THE FEEDER.
3. DISTANCE SHOWN IS FOR DESIGN PURPOSES ONLY AND IS NOT INTENDED FOR MATERIAL TAKEOFF.
4. CALCULATIONS ARE BASED UPON INITIAL VALUES RECEIVED FROM THE SERVING UTILITY OR ASSUMED WORST-CASE VOLTAGE AND LENGTH/IMPEDANCE OF THE FEEDER. THE VALUE INDICATED IS THE AVAILABLE FAULT CURRENT AT THE END OF THE FEEDER.

---

1

|   |  |                           |         |       |          |       |        |              |
|---|--|---------------------------|---------|-------|----------|-------|--------|--------------|
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MS1-2                     | 208     | 3     | 32000    | 28033 | 130    | 14322.4 Amps |
|   |  | Three phase fault current |         | f=    | 1.23     | M=    | 0.4476 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | HP1-1                     | 208     | 3     | 14322.42 | 7493  | 84     | 6132.66 Amps |
|   |  | Three phase fault current |         | f=    | 1.34     | M=    | 0.4282 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-1                     | 208     | 1     | 23192.23 | 9317  | 231    | 3552.2 Amps  |
|   |  | Three phase fault current |         | f=    | 5.53     | M=    | 0.1532 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-2                     | 208     | 1     | 23192.23 | 9317  | 186    | 4253.97 Amps |
|   |  | Three phase fault current |         | f=    | 4.45     | M=    | 0.1834 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-3                     | 208     | 1     | 23192.23 | 9317  | 191    | 4162.59 Amps |
|   |  | Three phase fault current |         | f=    | 4.57     | M=    | 0.1795 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-4                     | 208     | 1     | 23192.23 | 9317  | 168    | 4618.98 Amps |
|   |  | Three phase fault current |         | f=    | 4.02     | M=    | 0.1992 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-5                     | 208     | 1     | 23192.23 | 9317  | 177    | 4428.96 Amps |
|   |  | Three phase fault current |         | f=    | 4.24     | M=    | 0.191  |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-6                     | 208     | 1     | 23192.23 | 9317  | 242    | 3414.51 Amps |
|   |  | Three phase fault current |         | f=    | 5.79     | M=    | 0.1472 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-7                     | 208     | 1     | 23192.23 | 9317  | 197    | 4058 Amps    |
|   |  | Three phase fault current |         | f=    | 4.72     | M=    | 0.175  |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-8                     | 208     | 1     | 23192.23 | 9317  | 202    | 3974.77 Amps |
|   |  | Three phase fault current |         | f=    | 4.83     | M=    | 0.1714 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-9                     | 208     | 1     | 23192.23 | 9317  | 179    | 4388.84 Amps |
|   |  | Three phase fault current |         | f=    | 4.28     | M=    | 0.1892 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-10                    | 208     | 1     | 23192.23 | 9317  | 188    | 4216.94 Amps |
|   |  | Three phase fault current |         | f=    | 4.50     | M=    | 0.1818 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-11                    | 208     | 1     | 23192.23 | 9317  | 253    | 3287.09 Amps |
|   |  | Three phase fault current |         | f=    | 6.06     | M=    | 0.1417 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-12                    | 208     | 1     | 23192.23 | 9317  | 208    | 3879.29 Amps |
|   |  | Three phase fault current |         | f=    | 4.98     | M=    | 0.1673 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-13                    | 208     | 1     | 23192.23 | 9317  | 213    | 3803.16 Amps |
|   |  | Three phase fault current |         | f=    | 5.10     | M=    | 0.164  |              |

AVAILABLE-FAULT CURRENT  
CALCULATIONS

|       |   |
|-------|---|
| SCALE | 2 |
| NTS   |   |

|   |  |                           |         |       |          |       |        |              |
|---|--|---------------------------|---------|-------|----------|-------|--------|--------------|
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-14                    | 208     | 1     | 23192.23 | 9317  | 190    | 4180.55 Amps |
|   |  | Three phase fault current |         | f=    | 4.55     | M=    | 0.1803 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-15                    | 208     | 1     | 23192.23 | 9317  | 199    | 4024.29 Amps |
|   |  | Three phase fault current |         | f=    | 4.76     | M=    | 0.1735 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-16                    | 208     | 1     | 23192.23 | 11423 | 264    | 3768.73 Amps |
|   |  | Three phase fault current |         | f=    | 5.15     | M=    | 0.1625 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-17                    | 208     | 1     | 23192.23 | 9317  | 219    | 3715.66 Amps |
|   |  | Three phase fault current |         | f=    | 5.24     | M=    | 0.1602 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-18                    | 208     | 1     | 23192.23 | 9317  | 224    | 3645.75 Amps |
|   |  | Three phase fault current |         | f=    | 5.36     | M=    | 0.1572 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-19                    | 208     | 1     | 23192.23 | 9317  | 201    | 3991.14 Amps |
|   |  | Three phase fault current |         | f=    | 4.81     | M=    | 0.1721 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-20                    | 208     | 1     | 23192.23 | 9317  | 210    | 3848.47 Amps |
|   |  | Three phase fault current |         | f=    | 5.03     | M=    | 0.1659 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-21                    | 208     | 1     | 23192.23 | 11423 | 253    | 3904.99 Amps |
|   |  | Three phase fault current |         | f=    | 4.94     | M=    | 0.1684 |              |
|   |  | Feeder                    | Voltage | Phase | I(SC)    | C     | L      | I (SC)       |
| * |  | MBA-22                    | 208     | 1     | 23192.23 | 9317  | 230    | 3565.27 Amps |
|   |  | Three phase fault current |         | f=    | 5.51     | M=    | 0.1537 |              |

|  |   |                            |  |
|--|---|----------------------------|--|
| <b>TYPE 4: UNITS "301", "401" &amp; "501"</b> FOR REFERENCE ONLY |   |                            |  |
| SQUARE-FOOTAGE   | = | 1353 SF                    |  |
| GENERAL LOAD @ 3VA/SF  | = | 4059 VA                    |  |
| SMALL APPLIANCE @ 1500 VA / EA (2)                               | = | 3000 VA                    |  |
| OVEN RANGE   | = | 8100 VA                    |  |
| WASHER / DRYER   | = | 1240 VA                    |  |
| RANGE HOOD   | = | 300 VA                     |  |
| MICROWAVE  | = | 1000 VA                    |  |
| GARBAGE DISPOSAL   | = | 1176 VA                    |  |
| REFRIGERATOR   | = | 1500 VA                    |  |
| DISHWASHER   | = | 1176 VA                    |  |
| EXHAUST FANS   | = | 200 VA                     |  |
| TOTAL LOAD   | = | 21751 VA                   |  |
| PER NEC 220.82   |   |                            |  |
| FIRST 10KVA LOAD AT 100%   | = | 10000 VA                   |  |
| REMAINDER OF OTHER LOADS AT 40%                                  | = | 4700 VA                    |  |
| (1) FC/HP-2 UNITS @ 2330 VA EACH                                 | = | 2330 VA                    |  |
| (3) HPAC UNITS @ 2430 VA EACH                                    | = | 7290 VA                    |  |
| TOTAL  | = | 24320 VA OR                |  |
|  |   | 116.9 A @ 120/208V, 1Ø, 3W |  |
| LOAD CENTER SIZE   | = | 125.0 A                    |  |
| <b>TYPE 5: UNIT "201"</b> FOR REFERENCE ONLY                     |   |                            |  |
| SQUARE-FOOTAGE   | = | 1612 SF                    |  |
| GENERAL LOAD @ 3VA/SF  | = | 4836 VA                    |  |
| SMALL APPLIANCE @ 1500 VA / EA (2)                               | = | 3000 VA                    |  |
| OVEN RANGE   | = | 8100 VA                    |  |
| WASHER / DRYER   | = | 1240 VA                    |  |
| RANGE HOOD   | = | 300 VA                     |  |
| MICROWAVE  | = | 1000 VA                    |  |
| GARBAGE DISPOSAL   | = | 1176 VA                    |  |
| REFRIGERATOR   | = | 1500 VA                    |  |
| DISHWASHER   | = | 1176 VA                    |  |
| EXHAUST FANS   | = | 200 VA                     |  |
| TOTAL EXISTING LOAD  | = | 22528 VA                   |  |
| PER NEC 220.82   |   |                            |  |
| FIRST 10KVA LOAD AT 100%   | = | 10000 VA                   |  |
| REMAINDER OF OTHER LOADS AT 40%                                  | = | 5011 VA                    |  |
| (1) FC/HP-2 UNITS @ 2330 VA EACH                                 | = | 2330 VA                    |  |
| (4) HPAC UNITS @ 2430 VA EACH                                    | = | 9720 VA                    |  |
| TOTAL  | = | 27061 VA OR                |  |
|  |   | 130.1 A @ 120/208V, 1Ø, 3W |  |
| LOAD CENTER SIZE   | = | 150.0 A                    |  |

|   |   |  |  |                            |  |
|---|---|--|--|----------------------------|--|
| <b>TYPE 2: UNITS "204", "302", "305", "402", "502", "601" &amp; "602"</b> |   |  |  | FOR REFERENCE ONLY         |  |
| SQUARE-FOOTAGE  | = |  |  | 781 SF                     |  |
| GENERAL LOAD @ 3VA/SF   | = |  |  | 2343 VA                    |  |
| SMALL APPLIANCE @ 1500 VA / EA (2)  | = |  |  | 3000 VA                    |  |
| OVEN RANGE  | = |  |  | 8100 VA                    |  |
| WASHER / DRYER  | = |  |  | 1240 VA                    |  |
| RANGE HOOD  | = |  |  | 300 VA                     |  |
| MICROWAVE   | = |  |  | 1000 VA                    |  |
| GARBAGE DISPOSAL  | = |  |  | 1176 VA                    |  |
| REFRIGERATOR  | = |  |  | 1500 VA                    |  |
| DISHWASHER  | = |  |  | 1176 VA                    |  |
| EXHAUST FANS  | = |  |  | 200 VA                     |  |
| TOTAL EXISTING LOAD   | = |  |  | 20035 VA                   |  |
|   |   |  |  |                            |  |
| PER NEC 220.82  |   |  |  |                            |  |
| FIRST 10KVA LOAD AT 100%  | = |  |  | 10000 VA                   |  |
| REMAINDER OF OTHER LOADS AT 40%   | = |  |  | 4014 VA                    |  |
|   |   |  |  |                            |  |
| (1) FC/HP-1 UNITS @ 1997 VA EACH  | = |  |  | 1997 VA                    |  |
| (2) HPAC UNITS @ 2430 VA EACH   | = |  |  | 4860 VA                    |  |
| TOTAL   | = |  |  | 20871 VA OR                |  |
|   |   |  |  | 100.3 A @ 120/208V, 1Ø, 3W |  |
| LOAD CENTER SIZE  | = |  |  | 100.0 A                    |  |
|   |   |  |  |                            |  |
| <b>TYPE 2: UNITS "404", "505"</b> FOR REFERENCE ONLY                      |   |  |  |                            |  |
|   |   |  |  |                            |  |
| SQUARE-FOOTAGE  | = |  |  | 781 SF                     |  |
| GENERAL LOAD @ 3V/  | = |  |  | 2343 VA                    |  |
| SMALL APPLIANCE @   | = |  |  | 3000 VA                    |  |
| OVEN RANGE  | = |  |  | 8100 VA                    |  |
| WASHER / DRYER  | = |  |  | 1240 VA                    |  |
| RANGE HOOD  | = |  |  | 300 VA                     |  |
| MICROWAVE   | = |  |  | 1000 VA                    |  |
| GARBAGE DISPOSAL  | = |  |  | 1176 VA                    |  |
| REFRIGERATOR  | = |  |  | 1500 VA                    |  |
| DISHWASHER  | = |  |  | 1176 VA                    |  |
| EXHAUST FANS  | = |  |  | 200 VA                     |  |
| TOTAL EXISTING LOAD   | = |  |  | 20035 VA                   |  |
|   |   |  |  |                            |  |
| PER NEC 220.82  |   |  |  |                            |  |
| FIRST 10KVA LOAD AT   | = |  |  | 10000 VA                   |  |
| REMAINDER OF OTH E  | = |  |  | 4014 VA                    |  |
|   |   |  |  |                            |  |
| (1) FC/ CU-2 UNITS @  | = |  |  | 1831 VA                    |  |
| (2) HPAC UNITS @ 24   | = |  |  | 4860 VA                    |  |
| TOTAL   | = |  |  | 20705 VA OR                |  |
|   |   |  |  | 99.5 A @ 120/208V, 1Ø, 3W  |  |
| LOAD CENTER SIZE  | = |  |  | 100.0 A                    |  |

|  |   |                            |                    |
|--|---|----------------------------|--------------------|
| <b>TYPE 3: UNITS "203", "303", "403" &amp; "503"</b> |   |                            | FOR REFERENCE ONLY |
| SQUARE-FOOTAGE                                       | = | 1130 SF                    |                    |
| GENERAL LOAD @ 3VA/SF                                | = | 3390 VA                    |                    |
| SMALL APPLIANCE @ 1500 VA / EA (2)                   | = | 3000 VA                    |                    |
| OVEN RANGE   | = | 8100 VA                    |                    |
| WASHER / DRYER                                       | = | 1240 VA                    |                    |
| RANGE HOOD   | = | 300 VA                     |                    |
| MICROWAVE  | = | 1000 VA                    |                    |
| GARBAGE DISPOSAL                                     | = | 1176 VA                    |                    |
| REFRIGERATOR   | = | 1500 VA                    |                    |
| DISHWASHER   | = | 1176 VA                    |                    |
| EXHAUST FANS   | = | 200 VA                     |                    |
| TOTAL EXISTING LOAD                                  | = | 21082 VA                   |                    |
|  |   |                            |                    |
| PER NEC 220.82                                       |   |                            |                    |
| FIRST 10KVA LOAD AT 100%                             | = | 10000 VA                   |                    |
| REMAINDER OF OTHER LOADS AT 40%                      | = | 4433 VA                    |                    |
|  |   |                            |                    |
| (1) FCU-CU-2 UNITS @ 1831 VA EACH                    | = | 1831 VA                    |                    |
| (2) HPAC UNITS @ 2430 VA EACH                        | = | 4860 VA                    |                    |
|  |   |                            |                    |
| TOTAL  | = | 21124 VA OR                |                    |
|  |   | 101.6 A @ 120/208V, 1Ø, 3W |                    |
| LOAD CENTER SIZE                                     | = | 125.0 A                    |                    |
|  |   |                            |                    |
| <b><u>LOAD SUMMARY "MSA"</u></b>                     |   |                            |                    |
| 22 UNIT RESIDENTIAL                                  | = | 215794.4 VA                |                    |
| PNL HP1  | = | 128093.8 VA                |                    |
| TOTAL  | = | 343888.2 VA OR             |                    |
|  |   | 955.2 A @ 120/208V, 3Ø,    |                    |
| RECOMMENDED SERVICE SIZE                             | = | 1200.0 A                   |                    |

HOUSE PANEL SCHEDULES

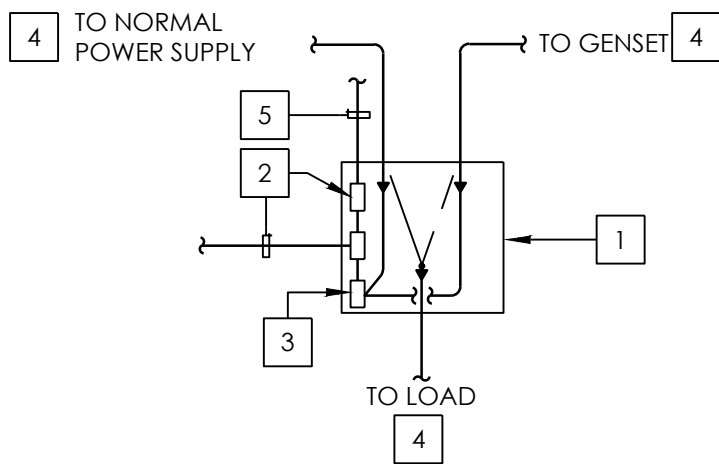
| PANEL HP4 |          |         |  |              |  |    |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
|-----------|----------|---------|--|--------------|--|----|--|-------|---|---------|---|--------|---|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------|
| MOUNTING  |          | SURFACE |  | DOUBLE LUG   |  | NO |  | VOLTS |   | 120/208 |   | MAIN   |   | 100A   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NEMA 3R   |          | NO      |  | 200% NEUTRAL |  | NO |  | PHASE |   | 3       |   | BUS    |   | 125A   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| FEED THRU |          | NO      |  | IG BUS       |  | NO |  | WIRE  |   | 4       |   | A.I.C. |   | 10,000 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K | R | C | I | R | C | B | K | R | C | I | R | C | NOTES |
|           |          | A       |  | B            |  | C  |  |       |   |         |   |        |   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |       |
| NOTES     | LOCATION | A       |  | B            |  | C  |  | L     | C | O       | N | V      | K | R      | C | I | R | C | B | K |   |   |   |   |   |   |   |   |   |   |   |   |       |





| AUTOMATIC TRANSFER SWITCH SCHEDULE |      |         |       |      |      |         |         |                  |         |
|------------------------------------|------|---------|-------|------|------|---------|---------|------------------|---------|
| ATS                                | AMPS | VOLTAGE | PHASE | WIRE | POLE | NEMA 3R | NETWORK | ISOLATION BYPASS | REMARKS |
| ATS1                               | 260  | 120/208 | 3     | 4    | 4    | -       | -       | -                | -       |

ATS SYSTEM SCHEMATIC



ATS SYSTEM KEYED NOTES:

- 1 AUTOMATIC TRANSFER SWITCH PER AUTOMATIC TRANSFER SWITCH SCHEDULE AND SYSTEM SPECIFICATIONS.
- 2 ATS DISTRIBUTED CONTROLS, PROVIDING FOR AUTOMATIC SELECTIVE LOAD SHED/LOAD PICK-UP PER NEC (OR CEC WHERE ADOPTED) ART. 700.4(B) REQUIREMENTS, START, STOP, AND MONITORING/ALARM FUNCTIONS PER SYSTEM SPECIFICATIONS. PROVIDE 3/4" C., MINIMUM, WITH CONDUCTORS AS REQUIRED PER MANUFACTURERS RECOMMENDATIONS. PROVIDE COPPER OR FIBER OPTIC NETWORK AS INDICATED ON ATS SCHEDULE. SEE SYSTEM SPECIFICATIONS FOR MORE INFORMATION.
- 3 FACTORY INSTALLED ATS AUTOMATIC CONTROLS. SEE SYSTEM SPECIFICATIONS FOR MORE INFORMATION.
- 4 REFER TO SINGLE LINE DIAGRAM FOR MORE INFORMATION.
- 5 PROVIDE ELEVATOR PRETRANSFER CONTACTS, 1 NORMALLY OPEN, 1 NORMALLY CLOSED-EQUIPPED WITH 0-45 SEC, 2 AMP MINIMUM ADJUSTABLE TIME DELAY. PROVIDE CONDUIT AND CONDUCTORS TO ELEVATOR CONTROLLER(S) AS REQUIRED.

ATS SYSTEM REQUIREMENTS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL FINAL DESIGN, AGENCY APPROVALS, PLAN CHECK FEES, LABOR, EQUIPMENT, MATERIALS, AND PERFORMANCE OF OPERATIONS IN CONNECTION WITH THE INSTALLATION OF A COMPLETE AND FULLY FUNCTIONING CODE APPROVED AUTOMATIC TRANSFER SWITCH SYSTEM.
2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC, "DESIGN-BUILD" FORMAT, FOR THE CONTRACTOR TO DESIGN, PROVIDE AND INSTALL A COMPLETE AND FULLY FUNCTIONING, CODE APPROVED AUTOMATIC TRANSFER SWITCH SYSTEM.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIAL AND EQUIPMENT WHICH IS USUALLY FURNISHED WITH SUCH SYSTEMS, IN ORDER TO PROVIDE A COMPLETE AND FULLY FUNCTIONING INSTALLATION, WHETHER MENTIONED HEREIN OR NOT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE A.T.S. SHORT CIRCUIT WITHSTAND REQUIREMENTS WITH SWITCHGEAR, GENERATOR & ATS MFGR. PROVIDE A.T.S. MFGR.- APPROVED CURRENT LIMITING CIRCUIT BREAKER(S) TO PROTECT EACH A.T.S. AS REQUIRED. IF CONTRACTOR ELECTS TO INCREASE ATS AMPACITY TO MEET SHORT CIRCUIT WITHSTAND REQUIREMENTS, CONTRACTOR SHALL ENSURE ATS(S) WILL FIT IN SPACE DESIGNATED FOR ATS(S) PER PLANS.
5. REFER TO AUTOMATIC TRANSFER SWITCH SCHEDULE, SCHEMATIC AND SPECIFICATIONS FOR MORE INFORMATION.

ATS SYSTEM SPECIFICATIONS:

1. ALL EQUIPMENT SHALL BE NEW, OF CURRENT DESIGN, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF IEEE, NEMA, UL, ANSI AS WELL AS LOCAL JURISDICTION REQUIREMENTS. ALL EQUIPMENT SHALL BE FACTORY ASSEMBLED AND TESTED. THE FOLLOWING DOCUMENTS SHALL APPLY TO THE MANUFACTURING AND INSTALLATION OF THE ATS SYSTEM:
  - IEEE 587 SURGE TESTING
  - NEMA MG1 MOTORS AND GENERATORS
  - NFPA 110 EMERGENCY/STANDBY SYSTEMS
  - NFPA 37 INSTALLATION AND USE
  - UL 1008 AUTOMATIC TRANSFER SWITCHES
2. ALL PRODUCTS SHALL BE WARRANTED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR 2 YEARS FROM START UP INCLUDING PARTS, LABOR AND TRAVEL EXPENSES.
3. AUTOMATIC TRANSFER SWITCH SHALL BE A 4-POLE 600 VOLT CLASS, CONTACTOR TYPE, OVER-CENTER MECHANISM, DOUBLE-THROW CONSTRUCTION, POSITIVE ELECTRICAL AND MECHANICALLY HELD IN BOTH NORMAL AND EMERGENCY POSITIONS. TRANSFER SWITCHES WITH INTERLOCKED CIRCUIT BREAKERS OR MOLDED CASE SWITCHES ARE NOT ACCEPTABLE. 3-POLE TRANSFER SWITCHES ARE NOT ACCEPTABLE UNLESS SPECIFICALLY NOTED ON THE SCHEDULE.

THE TRANSFER SWITCH SHALL HAVE THE FOLLOWING CHARACTERISTICS:

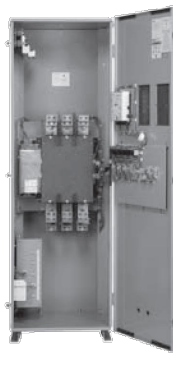
- FULL LOAD MANUAL TRANSFER CAPABILITIES.
  - ALL CONTACTS SHALL BE 600V HIGH PRESSURE, SILVER ALLOY TYPE WITH SEPARATE ARCING CONTACTS. ALL CONTACTS SHALL BE SIMULTANEOUSLY SWITCHED.
  - ALL LUGS SHALL BE FULL RATED.
  - PROGRAM TRANSITION SWITCHING SCHEME. IN-PHASE MONITOR SWITCHING SCHEMES ARE UNACCEPTABLE.
4. ATS DISTRIBUTED CONTROLS SHALL BE FACTORY INSTALLED IN THE ATS CABINET, AND SHALL ALLOW FOR START, STOP AND LOAD SHED FUNCTIONS. WHEN A FIBER OPTIC NETWORK IS INDICATED PROVIDE CONTACTS TO COMMUNICATE POWER SUPPLY LOW VOLTAGE AND FAILURE CONDITIONS AT THE GENERATOR ANNUNCIATOR PANEL.

5. ATS AUTOMATIC CONTROLS SHALL BE FACTORY INSTALLED IN THE ATS CABINET. ALL SENSORS AND TIME DELAYS SHALL BE SOLID STATE. ALL SENSORS SHALL MONITOR EACH PHASE OF BOTH NORMAL AND GENERATOR SOURCES. POWER FOR TRANSFER AND RE-TRANSFER SHALL BE OBTAINED FROM THE LOAD SOURCE BEING TRANSFERRED TO.
6. PROVIDE THE FOLLOWING TIME DELAYS AND COMPONENTS: START DELAY, TRANSFER TO EMERGENCY DELAY, RETRANSFER TO NORMAL DELAY, KEY OPERATED RETRANSFER DELAY BYPASS, STOP RUNNING DELAY, NEUTRAL POSITION DELAY - BOTH DIRECTIONS (ISOLATING INDUCTIVE LOADS FROM BOTH SOURCES), TEST SWITCH, PILOT LIGHTS FOR POSITION AND SOURCE AUXILIARY CONTACTS FOR BOTH SOURCES, LOAD SHED CONTROL FOR AUTOMATIC SELECTIVE LOAD PICK-UP & LOAD SHED, EXERCISER CLOCK, ADJUSTABLE DELAYS TO MFGR'S RECOMMENDATIONS.
7. WHEN ISOLATION BYPASS TYPE TRANSFER SWITCHES ARE INDICATED IN THE SCHEDULE, THE FOLLOWING CONDITIONS SHALL BE MET:
  - BYPASS ISOLATION AND TRANSFER SWITCH SHALL BE IN A FACTORY ASSEMBLED ENCLOSURE.
  - SWITCHES REQUIRING ELECTRICAL OPERATION ARE NOT ACCEPTABLE.
  - NORMAL, TEST, AND FULLY ISOLATED SWITCH POSITIONS SHALL MAINTAIN CONTINUOUS FULLY RATED OPERATION.
  - SWITCH SHALL BE CAPABLE OF BY-PASSING TO EITHER SOURCE.
  - AUTOMATIC, SOLENOID PER THE GENERAL SPECIFICATIONS REQUIREMENTS ACTIVATED MECHANICAL STOPS SHALL BE PROVIDED TO PREVENT DEAD SOURCE BYPASS.
8. SHOP DRAWING INFORMATION SHALL BE PROVIDED SHOWING COMPLIANCE WITH THE ABOVE SPECIFICATION PER GENERAL SPECIFICATION REQUIREMENTS. INCLUDE ALL REQUIRED NETWORK WIRING DIAGRAMS, COMPONENTS, ETC.
9. FINAL INSTALLATION SHALL BE TESTED AND APPROVED BY THE MANUFACTURER'S FACTORY TRAINED TECHNICIAN. TEST TO INCLUDE LOAD BANK AND ATS TRANSFER TEST.
10. ATS SYSTEM SHALL BE PROVIDED AND WARRANTED BY THE GENERATOR SYSTEM EQUIPMENT MANUFACTURER. SEE GENERATOR SPECIFICATIONS FOR MORE INFORMATION.
11. ATS EQUIPMENT SHALL BE PROVIDED BY ASCO OR EQUAL BY ONAN OR GE/ZENITH.

Automatic transfer switch (ATS)—  
contactor-based

Technical Data TD01602018E  
Effective February 2013

Automatic transfer switch—open transition



ATC-300+ Controller

Product description

Eaton's automatic transfer switch (ATS) provides unmatched performance, reliability, and versatility for critical standby power applications. All switches can be equipped with the ATC-100, ATC-300+, and ATC-800 controllers to match any application need. Each controller offers rock-solid monitoring, status reporting, and transfer control operation.

Superior design and robust construction make Eaton's transfer switch the industry benchmark for critical and distributed power systems.

Electrical ratings

- Ratings 40, 80, 100, 150, 200, 225, 260, 400, 600, 800, 1000, 1200, and 1600A
- Two-, three-, or four-pole
- Up to 600 Vac, 50/60 Hz
- NEMA® 1, 12, 3R, 4X, open
- UL® 1008 Listed
- CSA® C22.2 No. 178 Certified

Industrial design highlights

- Double-throw, mechanically interlocked transfer mechanism, preventing connection of both sources
- Field-selectable multi-tap transformer panel permits operation on a wide range of system voltages
- Methods of transfer include: open in-phase transition, time delay in neutral transition, or in-phase with a default to time delay in neutral transfer

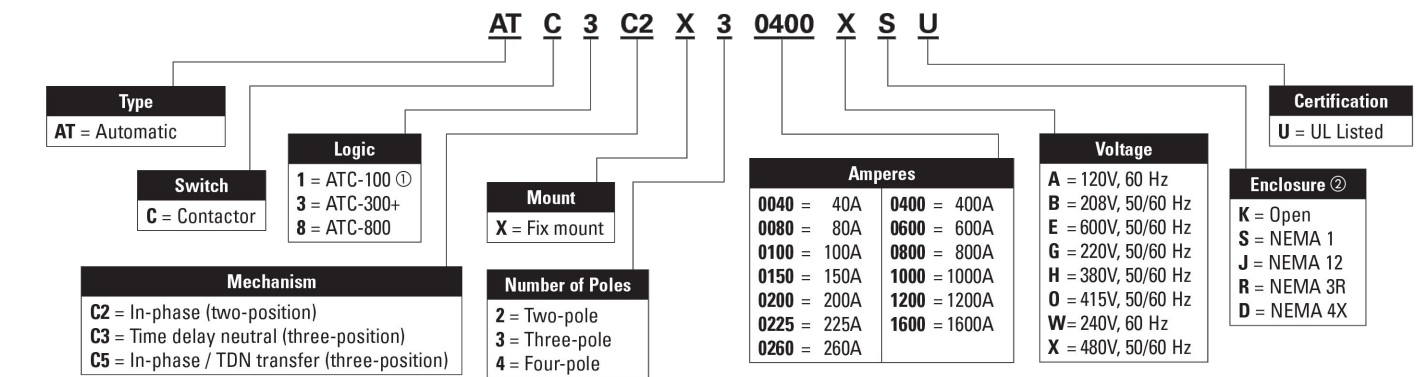
Standard features (ATC-300+)

- Source present relays:
  - Source 1 present 2NO and 2NC
  - Source 2 present 2NO and 2NC
- Switch position indication contacts:
  - Source 1 position 1NO and 1NC
  - Source 2 position 1NO and 1NC
- Source 1 and Source 2 sensing:
  - Undervoltage/underfrequency
  - Overvoltage/overfrequency
  - Three-phase rotation protection
  - Three-phase voltage unbalance
  - Pre-transfer signal contacts 1NO/1NC (with three-position mechanism)
- Go to Emergency (Source 2)
- Seven field-programmable time delays
- LCD-based display for programming, system diagnostics, and Help message display
- Mimic diagram with source available and connected LED indication
- Time-stamped history log
- System test pushbutton
- Programmable plant exerciser—OFF daily, 7-, 14-, 28-day interval selectable run time 0-600 minutes no load/load with fail-safe

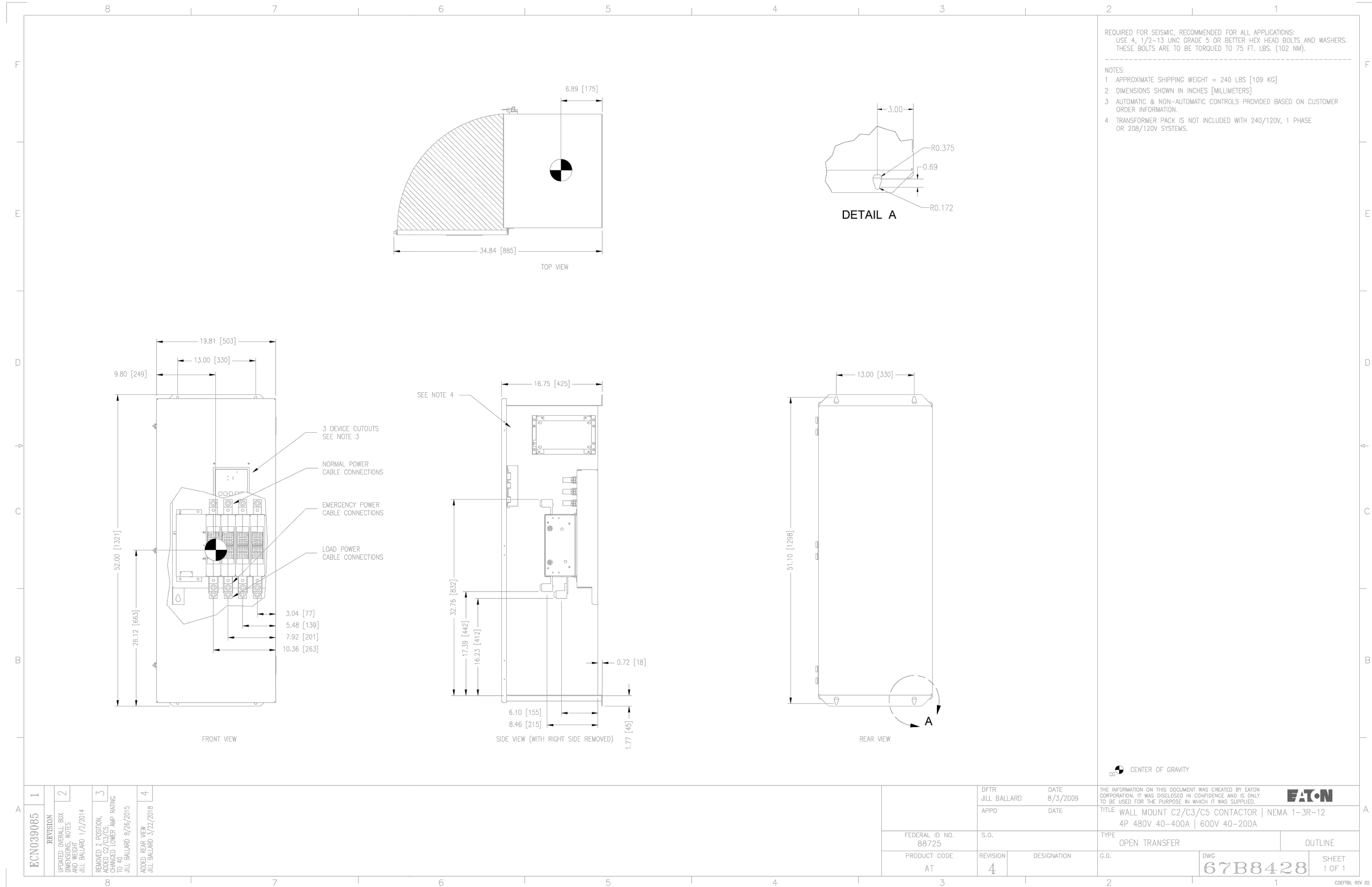
Optional features

- Available surge suppression device for power/controller, engine start circuit, phone, and cable connections
- Space heater with thermostat
- Eaton IQ and Power Xpert® Series metering
- Stainless steel cover for controller
- Open in-phase transition, time delay neutral, or in-phase with a default to time delay neutral transfer
- ATC-100 and ATC-800 controllers available
- Modbus® RTU via RS-485
- Source 2 inhibit
- Manual re-transfer to normal
- Remote annunciator with control
- Ethernet communication (PXG 400 Gateway)

Table 6. Automatic Transfer Switch Catalog Numbering System



① ATC-100 applies to 400A and below.  
② NEMA 12 and 4X, 40-1200A only.



|                |                             |                 |                            |
|----------------|-----------------------------|-----------------|----------------------------|
| GONEG-AH-Date: | LAED1202X2K1-0000-12/5/2022 | Job Name:       | 2853 WEST BLVD.            |
| Item Number:   |                             | Catalog Number: | ATC3C2X40260BSU            |
|                |                             | Designation:    | ATS 260amp 120/208v 4 pole |

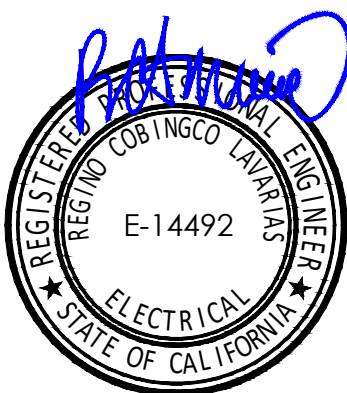
AUTOMATIC TRANSFER SWITCH (ATS) SPECIFICATIONS

|       |   |
|-------|---|
| SCALE | 1 |
| NTS   |   |



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CLIENT:

**JAIME PARTNERS  
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET  
LOS ANGELES, CA 90015

PROJECT:

**2853 WEST BLVD**

LOS ANGELES, CA 90016

C-JAIME-001

| # | DESCRIPTION          | DATE     |
|---|----------------------|----------|
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| △ | PC RESUBMITTAL       | 05/18/22 |
| △ | PC RESUBMITTAL       | 10/28/22 |
| △ | HCD REVISION 1       | 12/16/22 |
| △ | PC RESUBMITTAL       | 02/02/23 |
| △ | HCD & PC RESUBMITTAL | 06/06/23 |
| △ | HCD RESUBMITTAL      | 06/14/23 |
| △ | PC RESUBMITTAL       | 07/10/23 |
| △ | PC RESUBMITTAL       | 02/27/24 |

Plot Date: 2/27/2024 4:06:09 PM

SHEET TITLE:

**ATS SPECIFICATIONS  
& CUT SHEETS**

SHEET NO:

△

**E408**



1. VERIFY THE EXACT MOUNTING REQUIREMENTS AND CEILING CONFIGURATION WITH ARCHITECTURAL PLANS PRIOR TO ORDERING OF THE LIGHT FIXTURES. CONTRACTOR TO PROVIDE ALL NECESSARY MOUNTING HARDWARE INCLUDING HANGERS, CLIPS AND/OR SUPPORT CABLES, ETC AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION. PROVIDE STRUCTURAL SUPPORTS AS REQUIRED TO MEET THE CURRENT INTERNATIONAL BUILDING CODE (IBC), AS WELL AS ANY APPLICABLE LOCAL CODES.

2. ALL WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATION PLANS PRIOR TO ROUGH-IN. EXTERIOR MOUNTED FIXTURES SHALL HAVE U.L. LABEL LISTED FOR WET LOCATION APPLICATION.

3. ALL FIXTURES FINISHES AND COLORS, UNLESS SPECIFIED AS CUSTOM COLOR, SHALL BE SELECTED BY THE ARCHITECT FROM THE AVAILABLE MANUFACTURER STANDARD COLOR OPTIONS. ALL FIXTURES SPECIFIED WITH CUSTOM COLOR SHALL BE SELECTED BY THE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLE CHIP AND PRIOR APPROVAL FROM THE ARCHITECT PRIOR TO PLACING THE ORDER.

4. LIGHT FIXTURES INDICATED AS EMERGENCY, IDENTIFIED WITH "EB" SHALL BE PROVIDED WITH INTEGRAL BATTERY PACK UNIT AS FOLLOWS:
- a. LED LAMPS: 1100 LUMENS MINIMUM
  - b. LINEAR T8 FLUORESCENT LAMPS: 1400 LUMENS MINIMUM
  - c. LINEAR T5 FLUORESCENT LAMPS: 1200 LUMENS MINIMUM
  - d. COMPACT FLUORESCENT LAMPS: 1000 LUMENS MINIMUM

EMERGENCY BALLAST SHALL BE AS MANUFACTURED BY IOTA, ILB-CP12, I-232, I-320, ISL-540 & I-420-EM-A RESPECTIVELY OR OTHER MANUFACTURER MEETING THE MINIMUM LUMEN OUTPUT REQUIREMENTS.

5. ALL RECESSED LED/COMPACT FLUORESCENT DOWN LIGHT SUPPLIED WITH BATTERY PACK UNIT SHALL BE PROVIDED WITH AN INTEGRAL TEST SWITCH / CHARGING INDICATOR LIGHT MOUNTED INSIDE THE REFLECTOR.

6. ALL FLUORESCENT BALLAST SHALL BE ELECTRONIC TYPE, HIGH POWER FACTOR, MAXIMUM TOTAL HARMONIC DISTORTION OF 20%, CLASS "A" OR BETTER SOUND RATING AND 0° FAHRENHEIT FOR OUTDOOR APPLICATION.

7. LED DRIVERS SHALL HAVE 0-10V DIMMING CAPABILITIES AT MINIMUM.

8. DIMMING FLUORESCENT BALLAST - REFER TO LIGHTING FIXTURE SCHEDULE.

9. HIGH INTENSITY DISCHARGED BALLAST SHALL BE HIGH POWER FACTOR, CONSTANT WATTAGE TYPE WITH A MAXIMUM 20% TOTAL HARMONIC DISTORTION, CLASS "A" OR BETTER SOUND RATING AND 0° FAHRENHEIT RATING FOR FIXTURES MOUNTED OUTDOOR.

10. ALL EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE PREVENTION CODE AND LOCAL AUTHORITIES. CONTRACTOR TO PROVIDE ALL NECESSARY MOUNTING HARDWARE AS REQUIRED. CONTRACTOR TO VERIFY CHEVRONS AND NUMBER OF FACES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE ELECTRICAL PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CONFIRMED PRIOR TO PLACEMENT OF THE ORDER.

11. ALL FIXTURE VOLTAGES SHALL BE VERIFIED PRIOR TO PLACING THE ORDER.  
CONTRACTOR TO REFER TO THE LIGHTING PLAN BRANCH CIRCUIT INFORMATION TO  
CONFIRM VOLTAGE.

12. LAMP MODEL INDICATED ON THE LAMP SECTION SHALL BE AS MANUFACTURED BY G.E., OSRAM SYLVANIA, OR PHILIPS ONLY. ALL OTHERS SHALL BE REJECTED.

13. ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN CATALOG NUMBERS (LAMP/FIXTURE) AND FIXTURE DESCRIPTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION PRIOR TO SUBMITTING BID AND/OR PLACING ORDER.

14. PROVIDE SHOP DRAWING SUBMITTALS FOR APPROVAL PRIOR TO PLACING THE ORDER. SHOP DRAWING SUBMITTAL SHALL INCLUDE MANUFACTURER'S CUT SHEETS FOR EACH LIGHT FIXTURE, LAMP AND BALLAST. SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE STRICTLY PROHIBITED - UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS PROVIDED AND THAT ALL CONDITIONS STATED HEREIN ARE MET:

- a. LIGHTING FIXTURE SUBSTITUTIONS SHALL BE FORMALLY PRESENTED TO THE ENGINEER. CONTRACTOR SHALL MAKE ARRANGEMENT WITH THE ENGINEER 10 WORKING DAYS PRIOR TO BID TIME.

- b. A COMPLETE AND OPERATING SAMPLE OF EACH SUBSTITUTED FIXTURES, WIRED FOR 120V OPERATION, WITH LAMP, CORD AND PLUG.

- C. PROVIDE COMPLETE PHOTOMETRIC CALCULATION WITH THE PROPOSED SUBSTITUTE PRODUCT FOR ALL EXTERIOR LIGHTING AND INTERIOR LIGHTING SUBSTITUTIONS, USING THE SPECIFIED LAMP TYPE AND WATTAGE. A POINT-BY-POINT SCALED COMPUTER PRINTOUT SHALL BE PROVIDED INDICATING THE ILLUMINATION LEVELS ARE MET. THE PROPOSED SUBSTITUTE SHALL PROVIDE PERFORMANCE EQUAL TO, OR BETTER THAN THE SPECIFIED PRODUCTS. THE PHOTOMETRIC REPORT MUST BE DONE IN ACCORDANCE WITH PUBLISHED I.E.S. TESTING PROCEDURES AND CERTIFIED BY A REGISTERED ELECTRICAL ENGINEER.

- d. A CURRENT ORIGINAL CATALOG DATA SHEET WITH LUMINAIRE CATALOG NUMBERS SHALL BE PROVIDED. MODIFIED CATALOG DATA SHEETS WILL NOT BE ACCEPTED.

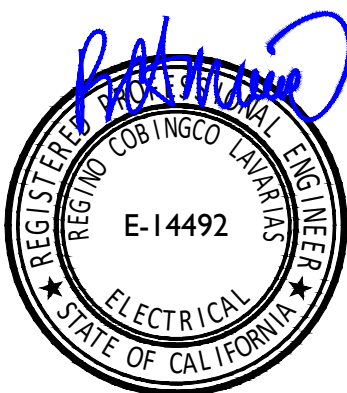
- e. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS/PAYMENTS OF ANY ESTABLISHED LIQUIDATED DAMAGES IF THE PROJECT SCHEDULE OR COMPLETION OF PROJECT IS DELAYED DUE TO THE APPROVED SUBSTITUTION.

5. PROVIDE INTERNAL DISCONNECT FOR ALL DOUBLE-ENDED FLUORESCENT OR BALLASTED LIGHT FIXTURES THAT ARE SUPPLIED BY A MULTI-WIRE BRANCH CIRCUIT AND CONTAIN BALLAST WHICH CAN BE SERVICED IN PLACE. PROVIDE AN INTERNAL DISCONNECTING MEANS CAPABLE OF SIMULTANEOUSLY DISCONNECTING FROM THE SOURCE OF SUPPLY ALL CONDUCTORS OF THE BALLAST, INCLUDING THE GROUNDING CONDUCTOR IF ANY. THE LINE SIDE OF THE DISCONNECTING MEANS SHALL BE GUARDED. THE DISCONNECTING MEANS SHALL BE LOCATED SO AS TO BE ACCESSIBLE TO QUALIFIED PERSONS BEFORE SERVICING OR MAINTAINING THE BALLAST PER NEC 410.130(G). INTERNAL DISCONNECTS SHALL BE BY "IDEAL POWERPLUG DISCONNECTS", "LINEAR DISCONNECT" OR EQUAL.

## LIGHTING FIXTURE SCHEDULE

| TYPE  | FIXTURE MANUFACTURER  | RATED<br>WATTS<br>/LAMPS | INPUT<br>WATTS | VOLT | LAMP MANUFACTURER | LIGHTING FIXTURE DESCRIPTION  |
|---|---|--------------------------|----------------|------|-------------------|---|
|   |   |                          |                |      | LAMP MODEL #      |   |
|  C-1     | RAYON LIGHTING<br>#RPA-6-CY-12-DL-25L-30-UNV-ID-55-S-BL-SM                | 31                       | 31             | 120  | LED               | 6" CYLINDER LED DOWNLIGHT WITH 0-10V DIMMING.   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  C-1B    | RAYON LIGHTING<br>#RPA-6-CY-12-DL-25L-30-UNV-ID-55-S-BL-SM-E14W           | 31                       | 31             | 120  | LED               | SAME AS TYPE "LC-1" WITH 90MIN. INTEGRAL BATTERY BACK-UP  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  C-2     | LIGHTOLIER<br>#C4PDL259030N210UCLB WITH<br>#CASK368K                      | 27                       | 27             | 120  | LED               | 4" CYLINDER LED NARROW BEAM WITH 0-10V DIMMING, BLACK FINISH.<br>PENDANT MOUNT WITH 36" STEM KIT BLACK FINISH.  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  C-3     | LIGHTOLIER<br>#C6WDL25930W210UCLB   | 23                       | 23             | 120  | LED               | 6" WALL-MOUNT LED DOWNLIGHT WITH 0-10V DIMMING. BLACK FINISH.   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  G-1     | COOPER LIGHTING<br>#4VRVT3-LD5-4-P-UNV-L835-CD1-WL-MSWL20                 | 31                       | 31             | 120  | LED               | 4' SURFACE-MOUNT VANDAL RESISTANT LED. PARKING GARAGE<br>DISTRIBUTION. WET-LOCATION LISTED WITH 0-10V DIMMING AND INTEGRAL<br>OCCUPANCY SENSOR.             |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  G-1B    | COOPER LIGHTING<br>#4VRVT3-LD5-4-P-UNV-EL10W-L835-CD1-WL-MSWL20           | 31                       | 31             | 120  | LED               | SAME AS TYPE "LG-1" WITH 90MIN. INTEGRAL BATTERY BACK-UP, 1100 MIN.<br>LUMENS (EM).   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  G-3     | COOPER LIGHTING<br>#4VRVT3-LD5-4-G-UNV-L835-CD1-WL                        | 31                       | 31             | 120  | LED               | 4' SURFACE-MOUNT VANDAL RESISTANT LED. GENERAL DISTRIBUTION,<br>WET-LOCATION LISTED.  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LL-1    | DAY-BRITE<br>#CSW48-2835UDZTZO  | 31                       | 31             | 120  | LED               | 48" SURFACE-MOUNT LINEAR LED WITH 0-10V DIMMING.  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LL-1B   | DAY-BRITE<br>#CSW48-2835UDZTZO-EM   | 31                       | 31             | 120  | LED               | SAME AS TYPE "LL-1" WITH 90MIN. INTEGRAL BATTERY BACK-UP, 1100 MIN.<br>LUMENS (EM).   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LL-2    | DAY-BRITE<br>#CSW48-2835UDZTZO-B-EM                                       | 31                       | 31             | 120  | LED               | 48" SURFACE-MOUNT LINEAR LED WITH 0-10V DIMMING WITH BLACK PAINTED<br>HOUSING AND 90 MIN. INTEGRAL BATTERY BACK-UP, 1100 MIN. LUMENS (EM).                  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LP-1    | METALUMEN<br>#M4P-2L30K-4-NN-B-L31-SS-4-NR-C                              | 48.6                     | 48.6           | 120  | LED               | 4' LINEAR PENDANT LED WITHOUT LENS, OPEN LUMINAIRE DESIGN WITH 0-10V<br>DIMMING.  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LR-1    | RAYON LIGHTING<br>#RPA4-10L-30-UNV-ID-80-NC-RFA-B<br>WITH #4RFO-W-W       | 11                       | 11             | 120  | LED               | 4" LED DOWNLIGHT WITH FROSED FILTER AND 0-10V DIMMING. WHITE FINISH   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LR-1E | RAYON LIGHTING<br>#RPA4-10L-30-UNV-ID-80-F-NC-RFA-B-E18<br>WITH #4RFO-W-W | 11                       | 11             | 120  | LED               | SAME AS TYPE "LR-1" EXCEPT WITH INTEGRAL 90-MINUTE BATTERY BACKUP.<br> |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LR-2  | LUTRON<br>#FPDT-R-30X-65-MW WITH<br>#FPH-NX-F1                            | 14                       | 14             | 120  | LED               | ROUND LED DOWNLIGHT WITH DIMMING DRIVER. MATTE WHITE TRIM.  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LR-3  | COOPER LIGHTING<br>#RA406930WH-CA WITH<br>#H245ICAT                       | 10                       | 10             | 120  | LED               | 4" LED ADJUSTABLE GIMBAL WITH DIMMABLE DRIVER   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LR-3B | COOPER LIGHTING<br>#RA406930WH-CA WITH<br>#H245ICAT                       | 10                       | 10             | 120  | LED               | SAME AS TYPE "LR-3" EXCEPT CONNECTED TO EMERGENCY CIRCUIT.  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LR-4  | LUTRON<br>#FPDT-R-30X-30-MW WITH<br>#FPH-IS-F1                            | 13                       | 13             | 120  | LED               | ROUND LED DOWNLIGHT WITH SHALLOW IC HOUSING AND 2-WIRE DIMMING<br>SYSTEM.   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LS-1  | TECH LIGHTING<br>#700OSIKN-92730-B-120                                    | 12.2                     | 12.2           | 120  | LED               | OUTDOOR WALL/STEP LIGHT WET LOCATION LISTED. BLACK FINISH   |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  LS-2  | BEGA<br>#B4672-79825  | 12.3                     | 12.3           | 120  | LED               | LED BOLLARD WITH ASYMMETRICAL SHIELDED LIGHT DISTRIBUTION AND 0-10V<br>DIMMING  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  IE-1  | CHLORIDE<br>#ER46L-1-W-G  | 2.5                      | 2.5            | 120  | LED               | UNIVERSAL MOUNTED GREEN LED EXIT SIGN WITH SINGLE FACE AND 90<br>MINUTE BATTERY BACKUP  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |
|  IE-2  | CHLORIDE<br>#ER46L-2-W-G  | 2.5                      | 2.5            | 120  | LED               | UNIVERSAL MOUNTED GREEN LED EXIT SIGN WITH DOUBLE FACE AND 90<br>MINUTE BATTERY BACKUP  |
|   |   |                          |                |      | INCL. IN FIXTURE  |   |

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CLIENT:

**JAIME PARTNERS  
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET  
LOS ANGELES, CA 90015

PROJECT:

**2853 WEST BLVD**

LOS ANGELES, CA 90016

[illegible]



Plot Date: 2/27/2024 4:07:18 PM

SHEET TITLE:

# LIGHTING FIXTURE SCHEDULES

SHEET NO.

# E50 1

| MASTER PANEL: |             | LCP1                              |   | SLAVE LIGHTING CONTROL PANEL  |             |                       |                        | LCP4 |
|---------------|-------------|-----------------------------------|---|---|-------------|-----------------------|------------------------|------|
| MOUNTING:     |             | SURFACE                           |   |   |             |                       |                        |      |
| RELAY         | PNL & CKT # | LOAD DESCRIPTION                  |  MASTER SWITCH |  OVERRIDE SWITCH | ZONE NUMBER | DIM NON-DIM PLUG-LOAD | NOTES                  |      |
| 1             | HP4-10a     | 6TH FLOOR ELEVATOR LOBBY LIGHTING | A   | -   | 2           | NON-DIM               | VIA EXTERIOR PHOTOCELL |      |
| 2             | HP4-10b     | 6TH FLOOR EXTERIOR CORRIDOR LTG   | A   | -   | 2           | NON-DIM               | VIA EXTERIOR PHOTOCELL |      |
| 3             | INV2-1      | 6TH FLOOR STAIR LANDING LIGHTING  | A   | -   | 2           | NON-DIM               | VIA EXTERIOR PHOTOCELL |      |
| 4             | INV2-2      | 6TH FLOOR PATIO LIGHTING          | A   | -   | 2           | NON-DIM               | VIA EXTERIOR PHOTOCELL |      |
| 5             | -           | SPARE                             | -   | -   | -           | -                     | -                      |      |
| 6             | -           | SPARE                             | -   | -   | -           | -                     | -                      |      |
| 7             | -           | SPARE                             | -   | -   | -           | -                     | -                      |      |
| 8             | -           | SPARE                             | -   | -   | -           | -                     | -                      |      |

MOUNTING: SURFACE



DEMAND RESPONSE: ☐

LIGHTING CONTROL PANEL

LCP1

PHOTOCELL: YES

NETWORK: -

| RELAY | PNL & CKT # | LOAD DESCRIPTION                         |  MASTER SWITCH |  OVERRIDE SWITCH | ZONE | DIM NON-DIM PLUG-LOAD | NOTES                     |
|-------|-------------|--|---|---|------|-----------------------|---------------------------|
| 1     | HP1-23a     | 1ST FLOOR PARKING GARAGE WALKWAY LTG     | A   | 23a   | 1    | DIM                   | -                         |
| 2     | HP1-23b     | EXTERIOR WALL-MOUNTED LIGHTING           | A   | -   | 2    | NON-DIM               | VIA EXTERIOR PHOTOCELL    |
| 3     | HP1-23c     | EXTERIOR WALL-MOUNTED LIGHTING           | A   | -   | 3    | NON-DIM               | VIA EXTERIOR PHOTOCELL    |
| 4     | HP1-25      | 1ST FLOOR PARKING GARAGE COVE LTG        | A   | 25  | 1    | NON-DIM               | -                         |
| 5     | HP1-27a     | EXTERIOR CANOPY & STEP-LIGHTING          | A   | -   | 2    | NON-DIM               | VIA EXTERIOR PHOTOCELL    |
| 6     | HP1-27b     | EXTERIOR CANOPY & STEP-LIGHTING          | A   | -   | 3    | NON-DIM               | VIA EXTERIOR PHOTOCELL    |
| 7     | HP1-29a     | 1ST FLOOR COMMON AREA LIGHTING           | A   | 29a   | 1    | DIM                   | VIA DAYLIGHTING PHOTOCELL |
| 8     | HP1-29b     | 1ST FLOOR COMMON AREA LIGHTING           | A   | 29b   | 1    | DIM                   | VIA DAYLIGHTING PHOTOCELL |
| 9     | HP1-29c     | 1ST FLOOR COMMON AREA LIGHTING           | A   | 29c   | 1    | DIM                   | -                         |
| 10    | HP1-33c     | 1ST FLOOR ELEVATOR ENTRY & MAILBOXES LTG | A   | 33c   | 1    | DIM                   | -                         |
| 11    | INVL1       | EGRESS DOORS EXTERIOR LIGHTING           | A   | -   | 2    | NON-DIM               | VIA EXTERIOR PHOTOCELL    |
| 12    | HP1-3a      | COMMON SPACE PLUG CONTROL                | A   | -   | -    | PLUG-LOAD             | -                         |
| 13    | -           | SPARE                                    | -   | -   | -    | -                     | -                         |
| 14    | -           | SPARE                                    | -   | -   | -    | -                     | -                         |
| 15    | -           | SPARE                                    | -   | -   | -    | -                     | -                         |
| 16    | -           | SPARE                                    | -   | -   | -    | -                     | -                         |

| ZONE | TIME |      | PHOTOCCELL |     | REMARKS                         |
|------|------|------|------------|-----|---------------------------------|
|      | ON   | OFF  | ON         | OFF |                                 |
| 1    | 8AM  | 12AM | -          | -   | NORMAL HOURS**                  |
| 2    | -    | -    | YES        | YES | SECURITY LIGHTING**             |
| 3    | -    | 12AM | YES        | -   | ONE HALF OF EXTERIOR LIGHTING** |
| 4    | -    | -    | -          | -   | -                               |

\*\*SCHEDULE SHALL BE DETERMINED BY OWNER

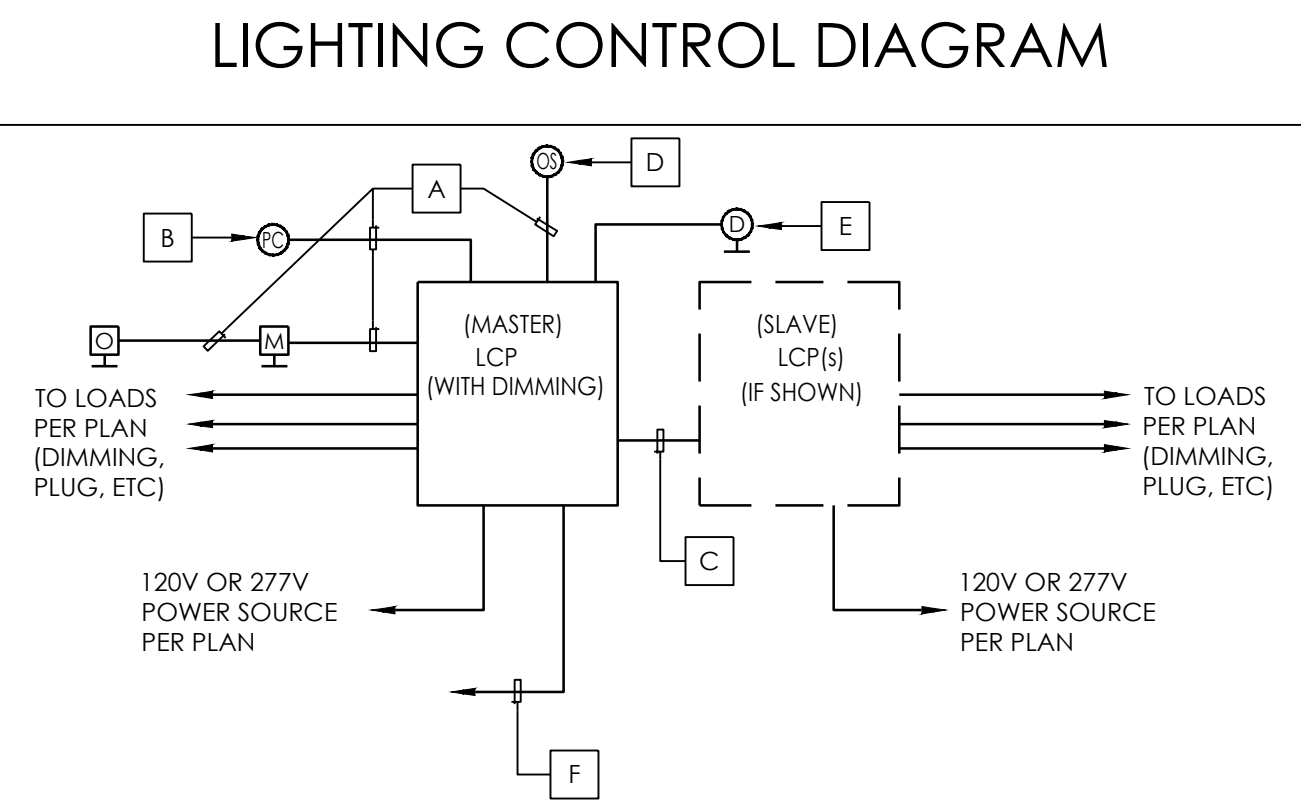
| LUMINAIRE TYPE   | MINIMUM REQUIRED CONTROL STEPS<br>(% OF FULL-RATED POWER) |            |            |      | UNIFORM LEVEL OF ILLUMINANCE<br>SHALL BE ACHIEVED BY:   |
|--|---|------------|------------|------|---|
| Line-voltage sockets except GU-24  | Continuous dimming 10-100 percent                         |            |            |      |   |
| Low-voltage incandescent systems   |   |            |            |      |   |
| LED luminaires and LED source systems  |   |            |            |      |   |
| GU-24 rated for LED  |   |            |            |      |   |
| GU-24 sockets rated for fluorescent > 20 watts   | Continuous dimming 20-100 percent                         |            |            |      |   |
| Pin-based compact fluorescent > 20 watts, *2   |   |            |            |      |   |
| GU-24 sockets rated for fluorescent ≤ 20 watts   |   |            |            |      |   |
| Pin-based compact fluorescent ≤ 20 watts, *2   |   |            |            |      |   |
| Linear fluorescent and U-bent fluorescent ≤ 13 watts                                     | Minimum one step between 30-70 percent                    |            |            |      | <ul style="list-style-type: none"><li>- Stepped dimming; or</li><li>- Continuous dimming; or</li><li>- Switching alternate lamps in a luminaire</li></ul>   |
|  |   |            |            |      |   |
| Linear fluorescent and U-bent fluorescent > 13 watts                                     | 20% to 40%  | 50% to 70% | 75% to 85% | 100% | <ul style="list-style-type: none"><li>- Stepped dimming; or</li><li>- Continuous dimming; or</li><li>- Switching alternate lamps in each luminaire, having a minimum of 4 lamps per luminaire, illuminating the same area and in the same manner</li></ul>  |
| Track Lighting   | Minimum one step between 30-70 percent                    |            |            |      | <ul style="list-style-type: none"><li>- Stepped dimming; or</li><li>- Continuous dimming; or</li><li>- Separately switching circuits in multi-circuit track with a minimum of two circuits,</li></ul>   |
| HID > 20 watts   | Minimum one step between 50-70 percent                    |            |            |      | <ul style="list-style-type: none"><li>- Stepped dimming; or</li><li>- Continuous dimming; or</li><li>- Switching alternate lamps in each luminaire, having a minimum of 2 lamps per luminaire, illuminating the same area and in the same manner,</li></ul> |
| Induction > 25 watts   |   |            |            |      |   |
| Other light sources  |   |            |            |      |   |
| NOTES:   |   |            |            |      |   |
| * 1. Full rated input power of ballast and lamp, corresponding to maximum ballast factor |   |            |            |      |   |
| * 2. Includes only pin based lamps: twin tube, multiple twin tube, and spiral lamps      |   |            |            |      |   |

## AUTOMATIC DAYLIGHTING CONTROL INSTALLATION AND OPERATION:

FOR LUMINAIRES IN DAYLIGHT ZONES, AUTOMATIC DAYLIGHTING CONTROLS SHALL BE INSTALLED AND CONFIGURED TO OPERATE ACCORDING TO ALL OF THE FOLLOWING REQUIREMENTS:

1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC, "DESIGN-BUILD" FORMAT, FOR THE CONTRACTOR TO DESIGN, PROVIDE AND INSTALL A COMPLETE AND FULLY FUNCTIONING, CODE APPROVED LOW VOLTAGE LIGHTING CONTROL SYSTEM.
2. PHOTOSENSORS SHALL BE LOCATED SO THAT THEY ARE NOT READILY ACCESSIBLE TO UNAUTHORIZED PERSONNEL, AND THE LOCATION WHERE CALIBRATION ADJUSTMENTS ARE MADE TO AN AUTOMATIC DAYLIGHTING CONTROLS SHALL NOT BE READILY ACCESSIBLE TO UNAUTHORIZED PERSONNEL.
3. AUTOMATIC DAYLIGHTING CONTROLS SHALL PROVIDE FUNCTIONAL MULTILEVEL LIGHTING, HAVING AT LEAST THE NUMBER OF CONTROL STEPS SPECIFIED IN TABLE ON THIS SHEET.
4. FOR EACH SPACE, THE COMBINED ILLUMINANCE FROM THE CONTROLLED LIGHTING AND DAYLIGHT SHALL NOT BE LESS THAN THE ILLUMINANCE FROM CONTROLLED LIGHTING WHEN NO DAYLIGHT IS AVAILABLE.
5. IN AREAS SERVED BY LIGHTING THAT IS DAYLIGHT CONTROLLED, WHEN THE ILLUMINANCE RECEIVED FROM THE DAYLIGHT IS GREATER THAN 150 PERCENT OF THE DESIGN ILLUMINANCE RECEIVED FROM GENERAL LIGHTING SYSTEM AT FULL POWER, THE GENERAL LIGHTING POWER IN DAYLIGHT ZONE SHALL BE REDUCED BY A MINIMUM OF 65 PERCENT.

13. TELEPHONE FACTORY DIAL-UP SUPPORT SHALL BE AVAILABLE AT NO ADDITIONAL COST TO THE EC OR OWNER BOTH DURING AND AFTER THE 3 YEAR WARRANTY PERIOD. FACTORY TO PREPROGRAM THE LIGHTING CONTROL SYSTEM PER PLANS AND APPROVED SUBMITTAL. THE LIGHTING CONTROL MANUFACTURER, AT NO ADDED COST, SHALL PROVIDE ADDITIONAL PROGRAMMING VIA MODEM AS REQUIRED BY THE EC OR OWNER FOR THE OPERATIONAL LIFE OF THE SYSTEM. MANUFACTURER WARRANTS THAT THE DTC SOFTWARE CAN BE UPGRADED AND MONITORED REMOTELY. NO EXCEPTIONS.
14. SHOP DRAWINGS: SUBMIT DIMENSIONED DRAWINGS OF LIGHTING CONTROL SYSTEM AND ACCESSORIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, RELAY PANELS, SWITCHES, DTC, PHOTOCELLS AND OTHER INTERFACES. DRAWINGS SHALL INDICATE EXACT LOCATION AND PROGRAMMING OF EACH DEVICE. INDICATE ALL TIME SCHEDULES AND SWITCH BUTTON ENGRAVING.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE AND FULLY FUNCTIONING CODE APPROVED LOW VOLTAGE LIGHTING CONTROL SYSTEM INCLUDING ALL NECESSARY MATERIALS AND LABOR.
16. THE LIGHTING CONTROL SYSTEM SHALL BE AS MANUFACTURED BY I.C.S.D., WATTS/STOPER, HUBBELL OR EQUAL. SHOP DRAWINGS SHALL BE PROVIDED SHOWING ALL COMPONENTS, SOFTWARES, WIRING DIAGRAM AND PROGRAMMING SCHEDULES. CONTRACTOR TO INCLUDE TWO HOURS OF PROGRAMMING TIME BY THE MANUFACTURER'S REPRESENTATIVE IN THE PRESENCE OF THE OWNER.
17. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC, "DESIGN-BUILD" FORMAT, FOR THE CONTRACTOR TO DESIGN, PROVIDE AND INSTALL A COMPLETE AND FULLY FUNCTIONING, CODE APPROVED LOW VOLTAGE LIGHTING CONTROL SYSTEM.
18. LIGHTING CONTROL SYSTEM SHALL COMPLY WITH LATEST ADOPTED CALIFORNIA ENERGY COMMISSION TITLE 24 REQUIREMENTS.



LIGHTING CONTROL KEYED NOTES:

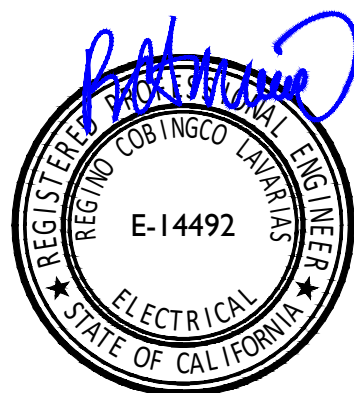
- |   |   |
|---|---|
| A | PROVIDE 3/4" CONDUIT MINIMUM, OR LARGER, WITH CONDUCTORS PER MANUFACTURER'S RECOMMENDATION.   |
| B | EXTERIOR PHOTOCELL MOUNTED AT THE ROOFTOP LOCATION FACING NORTH, OR 10' OR PHOTOCELL, OR PHOTOSENSOR MOUNTED INSIDE THE SPACE WHERE SHOWN FOR DAYLIGHTING.  |
| C | PROVIDE 3/4" CONDUIT MINIMUM, OR LARGER AS REQUIRED, WITH QUANTITY AND TYPE OF CONDUCTORS, PER MANUFACTURER'S RECOMMENDATIONS, FOR INTERCONNECTION MASTER AND SLAVE PANELS. REFER TO MASTER RELAY SCHEDULE FOR NETWORKING TYPE. |
| D | LOW-VOLTAGE OCCUPANCY SENSOR.   |
| E | LOW-VOLTAGE PROGRAMMABLE/ADDRESSABLE DIMMING AND ON/OFF SWITCH(ES).   |
| F | DEMAND RESPONSE PROTOCOL AS REQUIRED.   |

## LIGHTING CONTROL SPECIFICATIONS

1. LIGHTING CONTROL SYSTEM SHALL BE DIGITAL AND CONSIST OF A MASTER LCP WITH UP TO 48 INDIVIDUAL RELAYS, SLAVE LCPs WITH UP TO 48 INDIVIDUAL RELAYS IN EACH PANEL, WHICH CAN BE SWITCHABLE OR 0-10VDC DIMMABLE, DIGITAL SWITCHES AND DIGITAL INTERFACE CARDS, ALL SYSTEM COMPONENTS SHALL CONNECT IN A 'DAISY CHAIN' STYLE CONFIGURATION AND BE CONTROLLED VIA CATEGORY 5 PATCH CABLE WITH RJ45 CONNECTORS, PROVIDING REAL-TIME TWO-WAY COMMUNICATION WITH EACH SYSTEM COMPONENT. ANALOG SYSTEMS ARE NOT ACCEPTABLE. IF INDICATED ON THE PLANS, LIGHTING CONTROL SYSTEM SHALL BE ABLE TO FULLY INTEGRATE SMARTBREAKER PANELBOARDS. ALL CABLES SUPPLIED BY CONTRACTOR.
2. RELAY PANELS SHALL BE PRE-WIRED, PRE-ASSEMBLED, PREPROGRAMMED AND LISTED TO UL 916 (NORMAL) OR ETL LISTED TO UL924 (EMERGENCY). PANELS SHALL BE PROVIDED WITH DUAL VOLTAGE POWER SUPPLY AND 16 GAGE BARRIERS TO SEPARATE HIGH AND LOW VOLTAGE, NORMAL AND EMERGENCY POWER.
3. STANDARD RELAYS SHALL HAVE NORMALLY CLOSED (NC) CONTACTS RATED FOR 120/277V 20A TUNGSTEN, BALLAST OR HID, STANDARD RELAYS SHALL BE ZERO-CROSS TYPE, NO EXCEPTIONS. OPTIONAL 600V, 2-POLE RELAY, NO OR NC, AND 347 SINGLE POLE RELAY SHALL BE AVAILABLE.
4. ALL INCANDESCENT LIGHTING CIRCUITS SHALL BE CONTROLLED BY A NC/SOFTSTART RELAY. NO EXCEPTIONS.
5. RELAY PANEL ELECTRONICS SHALL PROVIDE CURRENT VISUAL STATUS AND CONTROL OF EACH RELAY OR ZONE. ALL SYSTEM CONTROL ELECTRONICS SHALL STORE PROGRAMMING IN A NON-VOLATILE MEMORY AND PROVIDE 10 YEAR BATTERY BACK UP FOR TIME OF DAY.
6. LIGHTING CONTROL SYSTEM SHALL CONSIST OF MASTER AND SLAVE PANEL(S) CONTROLLED BY A 32 CHANNEL DIGITAL TIMELOCK (DTC) THAT CONTROLS AND PROGRAMS THE ENTIRE LIGHTING CONTROL SYSTEM. THE DTC SHALL SUPPLY ALL TIME FUNCTIONS AND ACCEPT OTHER INPUTS. THE DTC SHALL ACCEPT CONTROL LOCALLY USING BUILT IN BUTTON PROMPTS AND USE OF AN 8 LINE 21-LETTER DISPLAY, FROM A COMPUTER, MODEM, ETHERNET OR INTERNET. ALL COMMANDS SHALL BE IN PLAIN ENGLISH. HELP PAGES SHALL DISPLAY ON THE DTC SCREEN.
7. ALL SWITCHES SHALL COMMUNICATE VIA RS 485, CAT 5 PATCH CABLE WITH RJ45 CONNECTORS. CONTROL CLOSURE STYLE SWITCHES ARE NOT ACCEPTABLE. ANY SWITCH BUTTON FUNCTION SHALL BE ABLE TO BE CHANGED LOCALLY (AT THE DTC OR A PC) OR REMOTELY, VIA MODEM, ETHERNET OR INTERNET. REFER TO SINGLE LINE DIAGRAM FOR WIRING DETAILS. SWITCHES WHICH CANNOT BE PROGRAMMED LOCALLY SHALL NOT BE ACCEPTABLE.
8. PHOTOCELL, EXTERIOR (PCO) OR INTERIOR (PCI), SHALL PROVIDE READOUT ON THE DTC SCREEN IN NUMBER VALUES ANALOGOUS TO FOOT-CANDELES. EACH PHOTOCELL SHALL PROVIDE A MINIMUM OF 14 TRIGGER POINTS. EACH TRIGGER CAN BE PROGRAMMED TO CONTROL ANY RELAY OR ZONE. EACH TRIGGER SHALL BE SET THROUGH DTC, LOCALLY OR REMOTELY. PHOTOCELLS THAT REQUIRE THE USE OF SET SCREWS OR MANUAL ADJUSTMENTS AT THE PHOTOCELL CONTROL CARD SHALL NOT BE ACCEPTABLE.
9. LIGHTING CONTROL SYSTEM INTERFACES TO INCLUDE A DRY CONTACT INPUT INTERFACE, BMS INTERFACE, DIMMING SYSTEM INTERFACE, ETHERNET/INTERNET INTERFACE AND AN INTERFACE TO SMARTBREAKER PANEL BOARDS. VERIFY AND INSTALL ONLY THOSE INTERFACES INDICATED ON THE PLANS.
10. STANDARD LIGHTING CONTROL SYSTEM SOFTWARE, PRE-INSTALLED INTO THE DTC, SHALL CONSIST OF AND USE STANDARD GRAPHICAL MANAGEMENT SOFTWARE (GMS) PAGES. GMS SOFTWARE SHALL PROVIDE VIA LOCAL OR REMOTE PC A VISUAL REPRESENTATION OF EACH DEVICE ON THE BUS, SHOW REAL TIME STATUS AND THE ABILITY TO CHANGE THE STATUS OF ANY INDIVIDUAL DEVICE, RELAY OR ZONE. OPTIONAL SOFTWARE THAT ACCEPTS JOB SPECIFIC GRAPHICS SHALL BE AVAILABLE. NO EXCEPTIONS.
11. MASTER PANEL SHALL HAVE A MINIMUM OF 6-INPUT DIGITAL INPUT CARD, UNLESS OTHERWISE NOTED. TO BE USED FOR DEMAND RESPONSE PROTOCOL AS REQUIRED, TO REDUCE BUILDING'S TOTAL LIGHTING POWER BY 15%.
12. START UP: EC SHALL CONTACT LIGHTING CONTROL MANUFACTURER AT LEAST 7 DAYS BEFORE TURNOVER OF PROJECT. MANUFACTURER WILL REMOTELY DIAL INTO THE LIGHTING CONTROL SYSTEM, RUN DIAGNOSTICS AND CONFIRM SYSTEM PROGRAMMING. EC SHALL BE AVAILABLE AT THE TIME OF DIAL IN TO PERFORM ANY CORRECTIONS REQUIRED BY LCD#. EC IS RESPONSIBLE FOR COORDINATING WITH GC AND THE OWNER, THE INSTALLATION OF A DEDICATED TELEPHONE LINE OR A SHARED PHONE LINE WITH A/B SWITCH. PHONE JACK TO BE MOUNTED WITHIN 17' OF MASTER LCP. LABEL JACK WITH PHONE NUMBER. EC SHALL CONNECT PHONE LINE FROM JACK TO MASTER LCP. NO EXCEPTIONS.

**NATIONAL**  
ENGINEERING & CONSULTING, INC  
30 THOMAS, IRVINE, CA 92618-2703  
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:



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CLIENT:

**JAIME PARTNERS  
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET  
LOS ANGELES, CA 90015

PROJECT:

**2853 WEST BLVD**

LOS ANGELES, CA 90016

| C-JAIME-001 |                      |          |
|-------------|----------------------|----------|
| #           | DESCRIPTION          | DATE     |
|             | 1ST SUBMITTAL        | 10/04/21 |
|             | UTILITY COORDINATION | 04/08/22 |
| ⚠           | PC RESUBMITTAL       | 05/18/22 |
| ⚠           | PC RESUBMITTAL       | 10/28/22 |
| ⚠           | HCD REVISION 1       | 12/16/22 |
| ⚠           | PC RESUBMITTAL       | 02/02/23 |
| ⚠           | HCD & PC RESUBMITTAL | 06/06/23 |
| ⚠           | HCD RESUBMITTAL      | 06/14/23 |
| ⚠           | PC RESUBMITTAL       | 07/10/23 |
| ⚠           | PC RESUBMITTAL       | 02/27/24 |
|             |                      |          |
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|             |                      |          |

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SHEET TITLE:

## LIGHTING CONTROL SCHEDULES

SHEET NO:

# E502

|                           |       |   |
|---------------------------|-------|---|
| LIGHTING CONTROL SCHEDULE | SCALE | 1 |
|                           | NTS   |   |

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

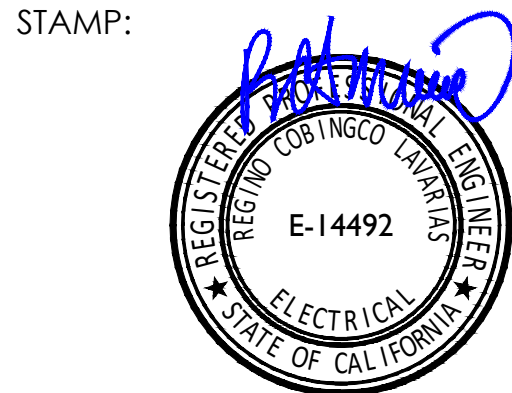
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

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**JAIME PARTNERS  
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET  
LOS ANGELES, CA 90015

PROJECT:

**2853 WEST BLVD**

LOS ANGELES, CA 90016

| C- JAIME-001  |                      |          |
|---|----------------------|----------|
| #   | DESCRIPTION          | DATE     |
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
|  | PC RESUBMITTAL       | 05/18/22 |
|  | PC RESUBMITTAL       | 10/28/22 |
|  | HCD REVISION 1       | 12/16/22 |
|  | PC RESUBMITTAL       | 02/02/23 |
|  | HCD & PC RESUBMITTAL | 06/06/23 |
|  | HCD RESUBMITTAL      | 06/14/23 |
|  | PC RESUBMITTAL       | 07/10/23 |
|  | PC RESUBMITTAL       | 02/27/24 |
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SHEET TITLE:

# INDOOR LTG T-24 COMPLIANCE CERTIFICATES

SHEET NO:

# E80 1

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ASSOCIATED WITH FINAL INSPECTION AND APPLICABLE ACCEPTANCE REQUIREMENT PROCEDURES. INCLUDE ALL COST IN THE BASE BID. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO CONSTRUCTION INSPECTION, MEASUREMENTS, MONITORING, FUNCTIONAL TESTING, CALIBRATING, ETC. CONTRACTOR SHALL ASSUME THE ROLE OF "FIELD TECHNICIAN" AND "RESPONSIBLE PERSON" AS DEFINED IN STATE OF CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS NONRESIDENTIAL COMPLIANCE MANUAL SECTIONS 13.1.2.2 AND 13.1.2.3.

- LIGHTING CONTROL ACCEPTANCE TESTING AND ADJUSTING PROCEDURES - REFER TO **NRCA-LTI-02-A**
- AUTOMATIC DAYLIGHT CONTROL ACCEPTANCE TESTING AND ADJUSTING PROCEDURES - REFER TO **NRCA-LTI-03-A**
- DEMAND RESPONSE LIGHTING CONTROL ACCEPTANCE TESTING AND ADJUSTING PROCEDURES - REFER TO **NRCA-LTI-04-A**
- INSTITUTIONAL TUNING PAF ACCEPTANCE TESTING AND ADJUSTING PROCEDURES - REFER TO **NRCA-LTI-05-A**
- OUTDOOR LIGHTING CONTROL ACCEPTANCE TESTING AND ADJUSTING PROCEDURES - REFER TO **NRCA-LTI-02-A**
- ALL LIGHTING CONTROLS TESTING AND ADJUSTING DOCUMENTS NOTED ABOVE ARE AVAILABLE FROM THE CALIFORNIA ENERGY COMMISSION WEBSITE

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

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STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: WEST BOULEVARD HOUSING

Report Page: Page 4 of 6

Project Address: 2853 WEST BLVD LOS ANGELES, CA 90016

Date Prepared: 04/26/2022

| 01                     | 02   | 03                          | 04                          | 05              |
|------------------------|--|-----------------------------|-----------------------------|-----------------|
| Area Description       | Shut-Off<br>§130.2(c)1   | Auto-Schedule<br>§130.2(c)2 | Motion Sensor<br>§130.2(c)3 | Field Inspector |
| ROOF DECK              | EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS |                             |                             |                 |
| WALKWAY ENTRY          | EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS |                             |                             |                 |
| 6TH FLR ELEVATOR LOBBY | EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS |                             |                             |                 |
| GARAGE ENTRY           | EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS |                             |                             |                 |

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

| 02                     | 03           | 04   | 05                      | 06                     | 07                    | 08                     | 09                       | 10                              |
|------------------------|--------------|--|-------------------------|------------------------|-----------------------|------------------------|--------------------------|---------------------------------|
| Area Description       | Surface Type | Area Wattage Allowance (AWA)<br>Illuminated Area (ft²) | Allowed Density (W/ft²) | Area Allowance (Watts) | Perimeter Length (lf) | Allowed Density (W/lf) | Linear Allowance (Watts) | Total General AWA + LWA (Watts) |
| ROOF DECK              | Concrete     | 1,715  | 0.03                    | 51.45                  | 180                   | 0.4                    | 72                       | 123.45                          |
| WALKWAY ENTRY          | Concrete     | 1,116  | 0.03                    | 33.48                  | 273                   | 0.4                    | 89.2                     | 122.68                          |
| 6TH FLR ELEVATOR LOBBY | Concrete     | 102  | 0.03                    | 3.06                   | 43                    | 0.4                    | 17.2                     | 20.26                           |
| GARAGE ENTRY           | Concrete     | 326  | 0.03                    | 9.78                   | 74                    | 0.4                    | 29.6                     | 39.38                           |

Initial Wattage Allowance for Entire Site (Watts): 350

Total General Hardscape Allowance (Watts): 655.77

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

November 2019

STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: WEST BOULEVARD HOUSING

Report Page: Page 5 of 6

Project Address: 2853 WEST BLVD LOS ANGELES, CA 90016

Date Prepared: 04/26/2022

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at [https://www.energy.ca.gov/title24/2019standards/2019\\_compliance\\_documents/Nonresidential\\_Documents/NRCC/](https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/)

| YES                              | NO                    | Form/Title   | Field Inspector          |                          |
|----------------------------------|-----------------------|--|--------------------------|--------------------------|
|                                  |                       |  | Pass                     | Fail                     |
| <input checked="" type="radio"/> | <input type="radio"/> | NRCC-LTO-01-E - Must be submitted for all buildings.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | NRCC-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance. | <input type="checkbox"/> | <input type="checkbox"/> |

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why 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 (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

| YES                              | NO                    | Form/Title   | Field Inspector          |                          |
|----------------------------------|-----------------------|--|--------------------------|--------------------------|
|                                  |                       |  | Pass                     | Fail                     |
| <input checked="" type="radio"/> | <input type="radio"/> | NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires. | <input type="checkbox"/> | <input type="checkbox"/> |

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

November 2019

STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: WEST BOULEVARD HOUSING

Report Page: Page 6 of 6

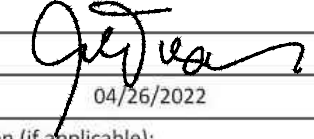
Project Address: 2853 WEST BLVD LOS ANGELES, CA 90016

Date Prepared: 04/26/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: GABRIEL TUASON

Documentation Author Signature: 

Company: NATIONAL ENGINEERING & CONSULTING, INC

Signature Date: 04/26/2022

Address: 30 THOMAS

CEA/HERS Certification Identification (if applicable):

City/State/Zip: IRVINE, CALIFORNIA 92618

Phone: 949.716.9990

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

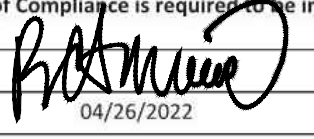
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Responsible Designer Name: REGINO C LAVARIAS

Responsible Designer Signature: 

Company: NATIONAL ENGINEERING & CONSULTING, INC

Date Signed: 04/26/2022

Address: 30 THOMAS

License: E14492

City/State/Zip: IRVINE, CALIFORNIA 92618

Phone: 949.716.9990

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

November 2019

STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: WEST BOULEVARD HOUSING

Report Page: Page 1 of 6

Project Address: 2853 WEST BLVD LOS ANGELES, CA 90016

Date Prepared: 04/26/2022

A. GENERAL INFORMATION

01 Project Location (city): LOS ANGELES

04 Total Illuminated Hardscape Area (ft²): 2,259

02 Climate Zone: 8

03 Outdoor Lighting Zone per Title 24, Part 1 §10-1.14 or as designated by Authority Having Jurisdiction (AHJ):

☐ LZ-0: Very Low - Undeveloped Parkland

☐ LZ-2: Moderate - Rural Areas

☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval

☒ LZ-1: Low - Developed Parkland

☒ LZ-3: Moderately High - Urban Areas

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My project consists of:

☒ New Lighting System

Must Comply with Allowances from §140.7.

☐ Altered Lighting System

Is your alteration increasing the connected lighting load (Watts)?

☐ Yes

☒ No

03

% of Existing Luminaires Being Altered¹

Sum Total of Luminaires Being Added or Altered

Calculation Method

FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

| Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L |                            |                           |                       |                              |                            | Compliance Results                   |                      |                 |
|---|----------------------------|---------------------------|-----------------------|------------------------------|----------------------------|--------------------------------------|----------------------|-----------------|
| 01  | 02                         | 03                        | 04                    | 05                           | 06                         | 07                                   | 08                   | 09              |
| General Hardscape Allowance §140.7(d)1                                    | Per Application §140.7(d)2 | Sales Frontage §140.7(d)2 | Ornamental §140.7(d)2 | Per Specific Area §140.7(d)2 | Existing Power §141.0(b)2L | Total Allowed (Watts)                | Total Actual (Watts) | 07 Must be ≥ 08 |
| (See Table I)   | (See Table J)              | (See Table K)             | (See Table L)         | (See Table M)                | (See Table N)              | 655.77                               | 456.4                | COMPLIES        |
| Cutoff Compliance (See Table G for Details)                               |                            |                           |                       |                              |                            | Not Applicable                       |                      |                 |
| Controls Compliance (See Table H for Details)                             |                            |                           |                       |                              |                            | COMPLIES with Exceptional Conditions |                      |                 |

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

November 2019

STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: WEST BOULEVARD HOUSING

Report Page: Page 2 of 6

Project Address: 2853 WEST BLVD LOS ANGELES, CA 90016

Date Prepared: 04/26/2022

D. EXCEPTIONAL CONDITIONS

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

Table H. Outdoor Lighting Controls Permit Applicant Notes:  
ROOF DECK: EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS  
WALKWAY ENTRY: EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS  
6TH FLR ELEVATOR LOBBY: EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS  
GARAGE ENTRY: EXEMPT FROM MOTION SENSORS BECAUSE LIGHT FIXTURES ALL ARE RATED LESS THAN 40 WATTS  
Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.

E. ADDITIONAL REMARKS

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

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

| 01                    | 02                             | 03                    | 04                        | 05                       | 06                | 07                     | 08           | 09  | 10                       |                          |
|-----------------------|--------------------------------|-----------------------|---------------------------|--------------------------|-------------------|------------------------|--------------|---|--------------------------|--------------------------|
| Name or Item Tag      | Complete Luminaire Description | Watts per luminaire¹² | How Wattage is determined | Total number luminaires² | Luminaire Status³ | Excluded per §140.7(a) | Design Watts | Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)⁴ | Field Inspector          |                          |
| LS-1                  | OUTDOOR STEP LIGHT             | Linear                | 12.2                      | Mfr. Spec¹               | 29                | New                    | 353.8        | NA: <6,200 lumens                                   | <input type="checkbox"/> | <input type="checkbox"/> |
| LR-2                  | LED DOWNLIGHT                  | Linear                | 14                        | Mfr. Spec¹               | 2                 | New                    | 28           | NA: <6,200 lumens                                   | <input type="checkbox"/> | <input type="checkbox"/> |
| LS-2                  | LED BOLLARD                    | Linear                | 12.3                      | Mfr. Spec¹               | 2                 | New                    | 24.6         | NA: <6,200 lumens                                   | <input type="checkbox"/> | <input type="checkbox"/> |
| B-3/LR-4*             | LED ADJUSTABLE GIM             | Linear                | 10                        | Mfr. Spec¹               | 5                 | New                    | 50           | NA: <6,200 lumens                                   | <input type="checkbox"/> | <input type="checkbox"/> |
| Total Designed Watts: |                                |                       |                           |                          |                   |                        | 456.4        |   |                          |                          |

\* NOTES: Selections with a \* require a note in the space below explaining how compliance is achieved.  
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).  
Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

November 2019

STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: WEST BOULEVARD HOUSING

Report Page: Page 3 of 6

Project Address: 2853 WEST BLVD LOS ANGELES, CA 90016

Date Prepared: 04/26/2022

| 01               | 02                             | 03                    | 04                        | 05                       | 06                | 07                     | 08           | 09  | 10              |      |
|------------------|--------------------------------|-----------------------|---------------------------|--------------------------|-------------------|------------------------|--------------|---|-----------------|------|
| Name or Item Tag | Complete Luminaire Description | Watts per luminaire¹² | How Wattage is determined | Total number luminaires² | Luminaire Status³ | Excluded per §140.7(a) | Design Watts | Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)⁴ | Field Inspector |      |
|                  |                                |                       |                           |                          |                   |                        |              |   | Pass            | Fail |

FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)1  
¹ For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.  
² Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.  
³ Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie 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.  
When an option having a \* is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt\* from the dropdown list to indicate not applicable or an exemption.

Mandatory Controls

| 01                     | 02                     | 03                          | 04                          | 05                       |                          |
|------------------------|------------------------|-----------------------------|-----------------------------|--------------------------|--------------------------|
| Area Description       | Shut-Off<br>§130.2(c)1 | Auto-Schedule<br>§130.2(c)2 | Motion Sensor<br>§130.2(c)3 | Field Inspector          |                          |
| ROOF DECK              | Photocontrol           | Yes                         | Exempt *                    | <input type="checkbox"/> | <input type="checkbox"/> |
| WALKWAY ENTRY          | Photocontrol           | Yes                         | Exempt *                    | <input type="checkbox"/> | <input type="checkbox"/> |
| 6TH FLR ELEVATOR LOBBY | Photocontrol           | Yes                         | Exempt *                    | <input type="checkbox"/> | <input type="checkbox"/> |
| GARAGE ENTRY           | Photocontrol           | Yes                         | Exempt *                    | <input type="checkbox"/> | <input type="checkbox"/> |

\*NOTES: Controls with a \* require a note in the space below explaining how compliance is achieved.  
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).  
Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

November 2019

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CLIENT:

**JAIME PARTNERS  
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET  
LOS ANGELES, CA 90015

PROJECT:

**2853 WEST BLVD**

LOS ANGELES, CA 90016

C-JAIME-001

| # | DESCRIPTION          | DATE     |
|---|----------------------|----------|
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| △ | PC RESUBMITTAL       | 05/18/22 |
| △ | PC RESUBMITTAL       | 10/28/22 |
| △ | HCD REVISION 1       | 12/16/22 |
| △ | PC RESUBMITTAL       | 02/02/23 |
| △ | HCD & PC RESUBMITTAL | 06/06/23 |
| △ | HCD RESUBMITTAL      | 06/14/23 |
| △ | PC RESUBMITTAL       | 07/10/23 |
| △ | PC RESUBMITTAL       | 02/27/24 |

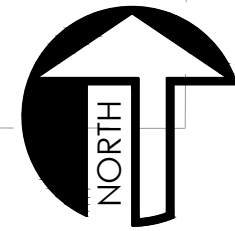
Plot Date: 2/27/2024 4:02:19 PM

SHEET TITLE:

**OUTDOOR LTG TITLE  
24 COMPLIANCE  
CERTIFICATES**

SHEET NO:

**E803**



|       |
|-------|
| SCALE |
|-------|

1

A. THIS LIGHTING CALCULATION REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATION ENGINEERING SOCIETY APPROVED METHODS.

B. PHOTOMETRIC DATA USED IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS USING MANUFACTURER'S MEAN LUMEN VALUES. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS. CERTAIN ELEMENTS MAY AFFECT THE LAMP & FIXTURE PERFORMANCE. ACTUAL FOOTCANDLE LEVELS MAY VARY. DUE TO THE ABOVE CONSIDERATIONS, NATIONAL ENGINEERING & CONSULTING, INC CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL ACTUALLY MATCH THE INITIAL CALCULATIONS SHOWN ON PLAN.

| BIKE STORAGE |           | BUILDING SERVICES |          |
|--------------|-----------|-------------------|----------|
| MAX.         | 3:1 FC    | MAX.              | 3.8 FC   |
| MIN.         | 2.0 FC    | MIN.              | 1.6 FC   |
| AVG.         | 2.6 FC    | AVG.              | 3.0 FC   |
| MAX./MIN.    | 1.6:1 FC  | MAX./MIN.         | 2.4:1 FC |
| AVG./MIN.    | 1.3:1 FC  | AVG./MIN.         | 1.9:1 FC |
|              |           |                   |          |
| LOUNGE AREA  |           | PARKING GARAGE    |          |
| MAX.         | 18.4 FC   | MAX.              | 3.2 FC   |
| MIN.         | 1.1 FC    | MIN.              | 0.7 FC   |
| AVG.         | 6.2 FC    | AVG.              | 3.0 FC   |
| MAX./MIN.    | 16.7:1 FC | MAX./MIN.         | 4.6:1 FC |
| AVG./MIN.    | 6.2:1 FC  | AVG./MIN.         | 3.0:1 FC |
|              |           |                   |          |
| STAIRS #1    |           | STAIRS #2         |          |
| MAX.         | 2.7 FC    | MAX.              | 3.6 FC   |
| MIN.         | 0.4 FC    | MIN.              | 1.0 FC   |
| AVG.         | 1.1 FC    | AVG.              | 1.9 FC   |
| MAX./MIN.    | 6.8:1 FC  | MAX./MIN.         | 3.6:1 FC |
| AVG./MIN.    | 2.8:1 FC  | AVG./MIN.         | 1.9:1 FC |

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PROJECT:

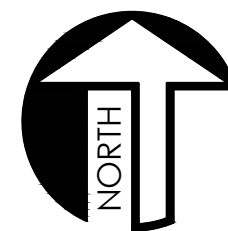
**2853 WEST BLVD**

LOS ANGELES, CA 90016

Plot Date: 2/27/2024 3:55:29 PM

SHEET NO: \_\_\_\_\_

E901



RESIDENTIAL FLOORS 2-4 EMERGENCY PHOTOMETRICS PLAN

SCALE  
3/16" = 1'-0"

1

PLAN NOTES

- A. THIS LIGHTING CALCULATION REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATION ENGINEERING SOCIETY APPROVED METHODS.
- B. PHOTOMETRIC DATA USED IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS USING MANUFACTURER'S MEAN LUMEN VALUES. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS. CERTAIN ELEMENTS MAY AFFECT THE LAMP & FIXTURE PERFORMANCE. ACTUAL FOOTCANDLE LEVELS MAY VARY. DUE TO THE ABOVE CONSIDERATIONS, NATIONAL ENGINEERING & CONSULTING, INC. CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL ACTUALLY MATCH THE INITIAL CALCULATIONS SHOWN ON PLAN.

CORRIDOR/ELEVATOR LOBBY

MAX. 21.8 FC  
MIN. 1.0 FC  
AVG. 12.6 FC  
MAX./MIN. 21.8:1  
AVG./MIN. 12.6:1

STAIRS 1

MAX. 15.8 FC  
MIN. 8.8 FC  
AVG. 12.1 FC  
MAX./MIN. 1.8:1  
AVG./MIN. 1.4:1

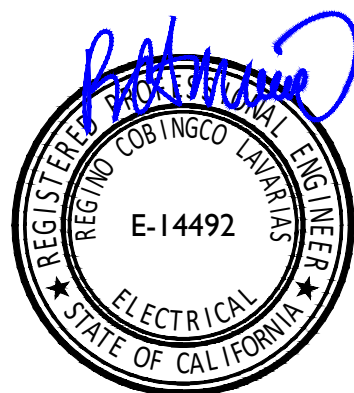
STAIRS 2

MAX. 25.9 FC  
MIN. 7.0 FC  
AVG. 12.5 FC  
MAX./MIN. 3.7:1  
AVG./MIN. 1.8:1



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CLIENT:

**JAIME PARTNERS  
OF CALIFORNIA, INC.**

**1050 S. FLOWER STREET  
LOS ANGELES, CA 90015**

PROJECT:

**2853 WEST BLVD**

**LOS ANGELES, CA 90016**

C-JAIME-001

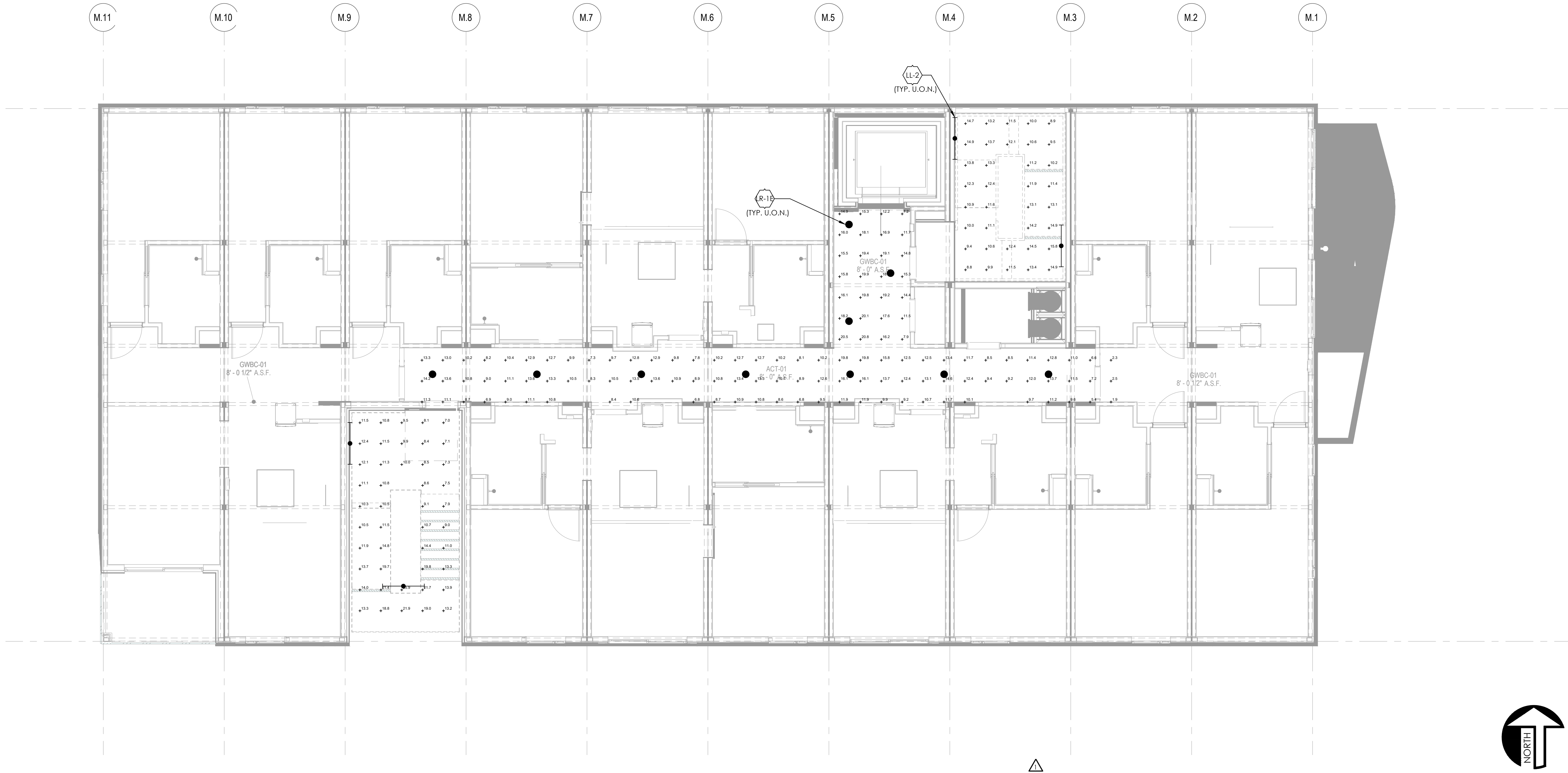
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|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| △ | PC RESUBMITTAL       | 05/18/22 |
| △ | PC RESUBMITTAL       | 10/28/22 |
| △ | HCD REVISION 1       | 12/16/22 |
| △ | PC RESUBMITTAL       | 02/02/23 |
| △ | HCD & PC RESUBMITTAL | 06/06/23 |
| △ | HCD RESUBMITTAL      | 06/14/23 |
| △ | PC RESUBMITTAL       | 07/10/23 |
| △ | PC RESUBMITTAL       | 02/27/24 |
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Plot Date: 2/27/2024 4:12:01 PM

SHEET TITLE:  
**RESIDENTIAL FLOORS  
2-4 EMERGENCY  
PHOTOMETRICS**

SHEET NO:

**E902**



RESIDENTIAL FLOORS EMERGENCY PHOTOMETRICS PLAN

SCALE  
3/16" = 1'-0"

1

PLAN NOTES

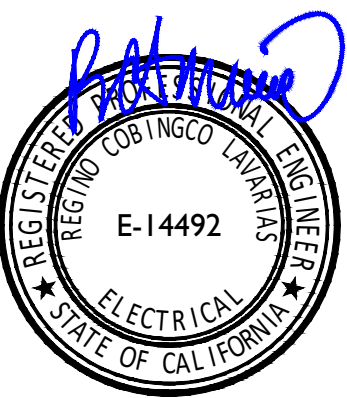
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| CORRIDOR/ELEVATOR LOBBY |         | STAIRS 1  |         |
|-------------------------|---------|-----------|---------|
| MAX.                    | 20.8 FC | MAX.      | 15.8 FC |
| MIN.                    | 1.9 FC  | MIN.      | 8.8 FC  |
| AVG.                    | 11.9 FC | AVG.      | 12.1 FC |
| MAX./MIN.               | 10.9:1  | MAX./MIN. | 1.8:1   |
| AVG./MIN.               | 6.3:1   | AVG./MIN. | 1.4:1   |
| STAIRS 2                |         |           |         |
| MAX.                    | 25.9 FC |           |         |
| MIN.                    | 7.0 FC  |           |         |
| AVG.                    | 12.7 FC |           |         |
| MAX./MIN.               | 3.7:1   |           |         |
| AVG./MIN.               | 1.8:1   |           |         |



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**1050 S. FLOWER STREET  
LOS ANGELES, CA 90015**

PROJECT:

**2853 WEST BLVD**

**LOS ANGELES, CA 90016**

C-JAIME-001

| # | DESCRIPTION          | DATE     |
|---|----------------------|----------|
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| △ | PC RESUBMITTAL       | 05/18/22 |
| △ | PC RESUBMITTAL       | 10/28/22 |
| △ | HCD REVISION 1       | 12/16/22 |
| △ | PC RESUBMITTAL       | 02/02/23 |
| △ | HCD & PC RESUBMITTAL | 06/06/23 |
| △ | HCD RESUBMITTAL      | 06/14/23 |
| △ | PC RESUBMITTAL       | 07/10/23 |
| △ | PC RESUBMITTAL       | 02/27/24 |

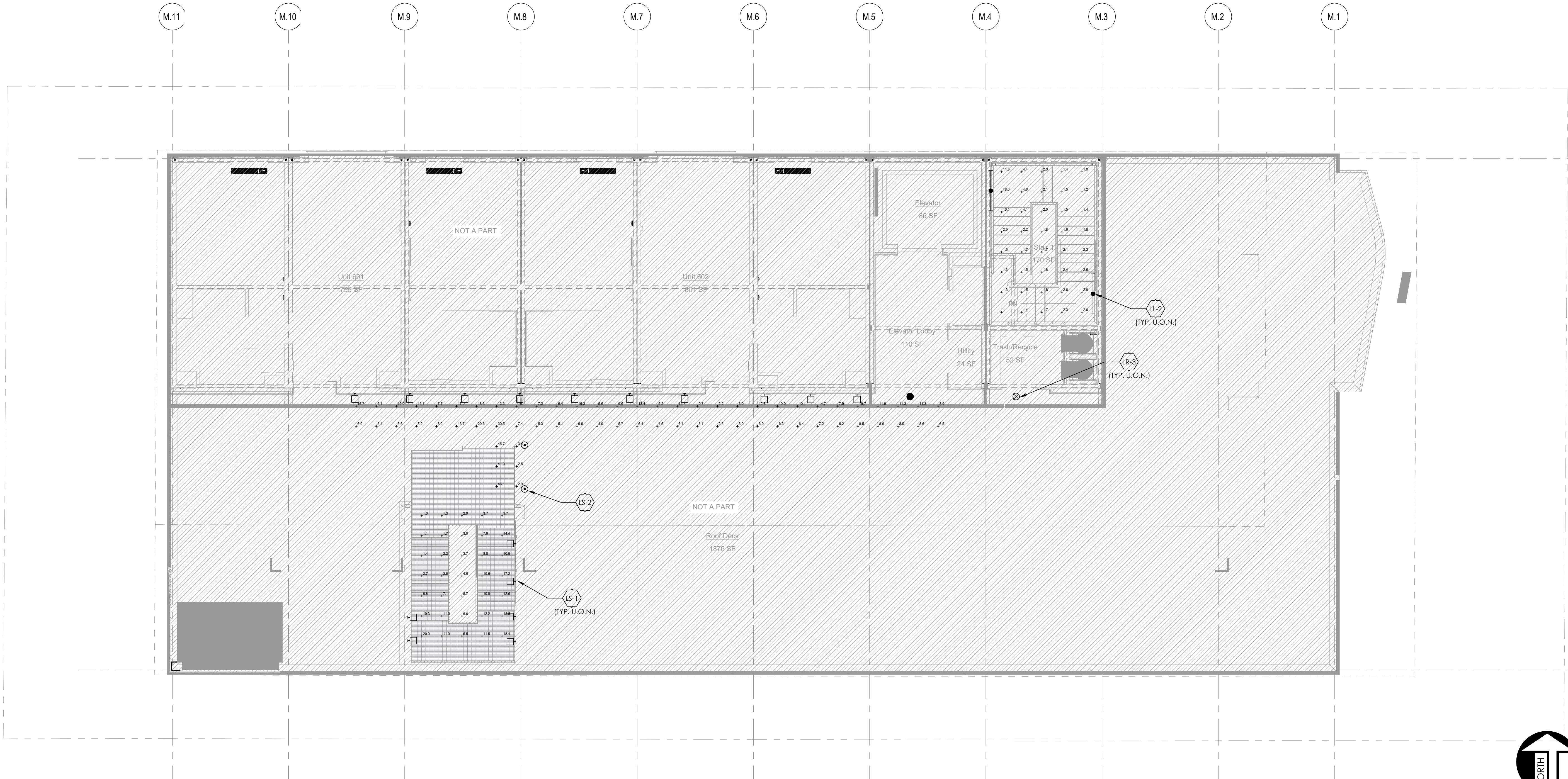
Plot Date: 2/27/2024 4:10:24 PM

SHEET TITLE:

**5TH FLOOR  
EMERGENCY  
PHOTOMETRICS**

SHEET NO:

**E903**



LEVEL 6 EMERGENCY PHOTOMETRICS

| SCALE         |
|---------------|
| 3/16" = 1'-0" |

1

PLAN NOTES

- A. THIS LIGHTING CALCULATION REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATION ENGINEERING SOCIETY APPROVED METHODS.
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EGRESS PATH OF TRAVEL

|           |           |
|-----------|-----------|
| MAX.      | 10.8 FC   |
| MIN.      | 2.2 FC    |
| AVG.      | 10.8 FC   |
| MAX./MIN. | 21.0:1 FC |
| AVG./MIN. | 4.9:1 FC  |

NORTH STAIRS

|           |           |
|-----------|-----------|
| MAX.      | 18.0 FC   |
| MIN.      | 1.0 FC    |
| AVG.      | 2.9 FC    |
| MAX./MIN. | 18.0:1 FC |
| AVG./MIN. | 2.9:1 FC  |

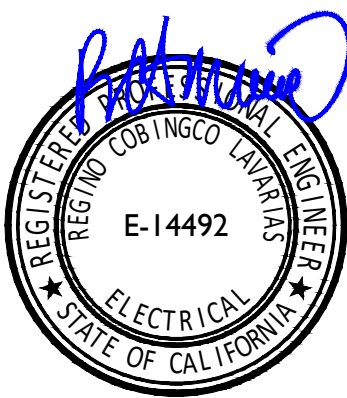
SOUTH STAIRS

|           |           |
|-----------|-----------|
| MAX.      | 20.0 FC   |
| MIN.      | 1.0 FC    |
| AVG.      | 8.1 FC    |
| MAX./MIN. | 20.0:1 FC |
| AVG./MIN. | 8.1:1 FC  |



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**1050 S. FLOWER STREET  
LOS ANGELES, CA 90015**

PROJECT:

**2853 WEST BLVD**

**LOS ANGELES, CA 90016**

C-JAIME-001

| # | DESCRIPTION          | DATE     |
|---|----------------------|----------|
|   | 1ST SUBMITTAL        | 10/04/21 |
|   | UTILITY COORDINATION | 04/08/22 |
| △ | PC RESUBMITTAL       | 05/18/22 |
| △ | PC RESUBMITTAL       | 10/28/22 |
| △ | HCD REVISION 1       | 12/16/22 |
| △ | PC RESUBMITTAL       | 02/02/23 |
| △ | HCD & PC RESUBMITTAL | 06/06/23 |
| △ | HCD RESUBMITTAL      | 06/14/23 |
| △ | PC RESUBMITTAL       | 07/10/23 |
| △ | PC RESUBMITTAL       | 02/27/24 |
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|   |                      |          |
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Plot Date: 2/27/2024 4:00:09 PM

SHEET TITLE:

**LEVEL 6  
EMERGENCY  
PHOTOMETRICS**

SHEET NO:

**E904**