

CODE INFORMATION:

APPLICABLE CODES & REGULATIONS:
BUILDING CODE: 2022 CALIFORNIA BUILDING CODE
PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE
2023 NFPA 70
MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE
FIRE PROTECTION: 2022 CALIFORNIA FIRE CODE
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE
ACCESSIBILITY CODE: 2019 TITLE 24

CODE CLASSIFICATION:
A. OCCUPANCY GROUP: A-2
B. CONSTRUCTION CLASSIFICATION: TYPE V-B
C. AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED: YES

TRAVEL DISTANCE:
ALLOWED TRAVEL DISTANCE: 250 FT
ACTUAL TRAVEL DISTANCE: 103'-0" FT MAX

OWNER:
MISSION VILLAGE SHOPPING CENTER II, L.P.

PROPERTY MANAGEMENT:
REGIONAL PROPERTIES, INC

TENANT:
PANERA BREAD BAKERY-CAFE #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



PROPERTY INFORMATION

OWNER
MISSION VILLAGE SHOPPING CENTER II, L.P.
9150 WILSHIRE BLVD, SUITE 210
BEVERLY HILLS, CA 90212

PROPERTY MANAGEMENT
REGIONAL PROPERTIES, INC
9150 WILSHIRE BLVD, SUITE 210
BEVERLY HILLS, CA 90212
CONTACT: MICHELLE RUBIN
PHONE: 310.553.7846
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AUTHORITY

PLANNING/ZONING DEPARTMENT :
3900 MAIN ST., THIRD FLOOR
RIVERSIDE, CA 92522
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DESIGN TEAM

ARCHITECT OF RECORD
ARCHITECTS ORANGE (AO)
144 N. ORANGE STREET
ORANGE, CA 92666
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STRUCTRAL ENGINEER OF RECORD
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ENGINEER OF RECORD
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LANDSCAPE ARCHITECT OF RECORD
CONCEPTUAL DESIGN & PLANNING COMPANY (CDPC)
3195-C AIRPORT LOOP DR, STUDIO ONE
COSTA MESA, CA 93626
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CIVIL ENGINEER OF RECORD (BY OWNER)
RICK ENGINEERING
1770 IOWA AVE, SUITE 100
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CONTACT: KRISTEN WERKSMAN
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CONTACT LIST-TENANT

PANERA BREAD DESIGN MANAGER:
XXXXX
3630 S. GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
PHONE: XXX.XXX.XXXX
@PANERABREAD.COM

PANERA BREAD CONSTRUCTION MANAGER:
XXXXX
3630 S. GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
PHONE: XXX.XXX.XXXX
@PANERABREAD.COM

PANERA BREAD DEVELOPMENT MANAGER:
XXXXX
3630 S. GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
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@PANERABREAD.COM

ENTITLEMENTS

INDEX OF DRAWINGS:

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A003 SITE PERSPECTIVES
A004 BUILDING PERSPECTIVES
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A140 BUILDING ROOF PLAN
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L-1 PRELIMINARY LANDSCAPING PLAN
L-2 PLANT IMAGE BOARD
- CIVIL:
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2 of 4 PRELIMINARY GRADING PLAN
3 of 4 SITE SECTIONS
4 of 4 PRELIMINARY COMPOSITE UTILITY PLAN

LANDLORD APPROVAL:

NAME	
SIGNATURE	DATE

PROTOTYPE INFORMATION:

THIS SET OF DOCUMENTS INCORPORATES ALL REVISIONS
THROUGH PROTOTYPE UPDATE #2022-Q2.V1

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



Consultant Copyright Placeholder

No.	Description	Date

ENTITLEMENTS
COVER SHEET

Project Number: Sheet Number:
6360
Drawn By:
Author:
Issue Date:
08/29/2023
DPM: DM: CPM:
DPM DM CPM

G000

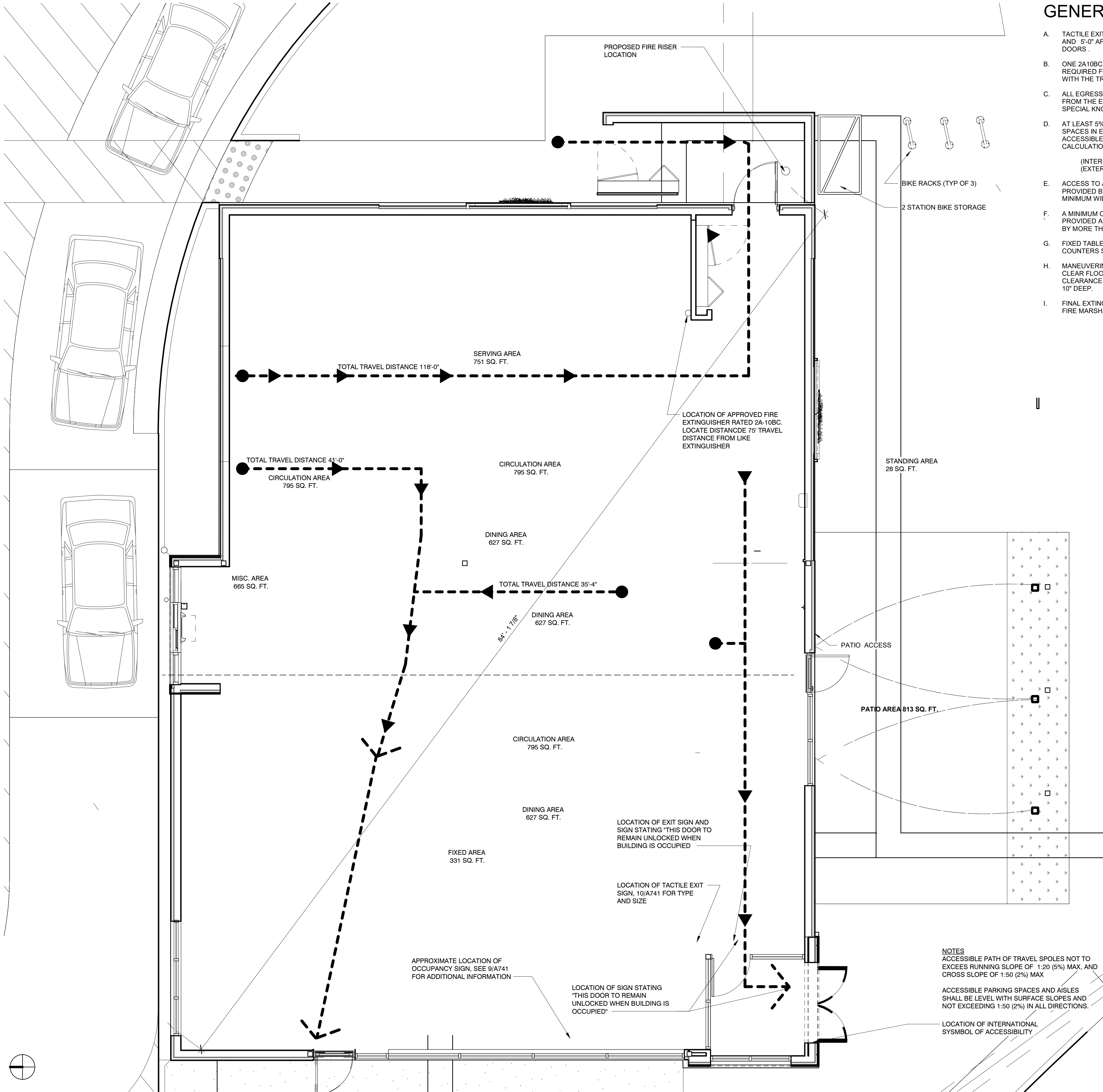
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PR 2023.02.11

24 LIFE SAFETY PLAN

1/4" = 1'-0"

PR-2023-001571 (MOD, CUP, DR) EXHIBIT 8 PLANS



GENERAL NOTES

- A. TACTILE EXIT SIGNS TO BE MOUNTED BETWEEN 4'-6" AND 5'-0" AFF. ON HINGE SIDE OF ALL EXTERIOR EXIT DOORS.
- B. ONE 2A10BC DRY CHEMICAL FIRE EXTINGUISHER IS REQUIRED FOR EACH 3,000 SQ. FT. OF FLOOR AREA WITH THE TRAVEL DISTANCE NOT TO EXCEED 75 FEET.
- C. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- D. AT LEAST 5%, BUT NO LESS THAN ONE OF THE SEATING SPACES IN EACH FUNCTIONAL AREA SHALL BE ACCESSIBLE. CALCULATION FOR NUMBER OF ACCESSIBLE SEATS:
(INTERIOR SEATS) 100 x 5% = 5
(EXTERIOR SEATS) 26 x 5% = 2
- E. ACCESS TO ACCESSIBLE SEATING SPACES SHALL BE PROVIDED BY MAIN AISLES (ACCESSIBLE ROUTE) A MINIMUM WIDTH OF 36".
- F. A MINIMUM OF 30" BY 48" CLEAR FLOOR SPACE SHALL BE PROVIDED AND SHALL NOT OVERLAP THE KNEE SPACE BY MORE THAN 14".
- G. FIXED TABLES AND COUNTERS: HEIGHT OF TABLES NAD COUNTERS SHALL BE 28" MINIMUM AND 34" MAXIMUM.
- H. MANEUVERING CLEARANCE: A MINIMUM OF 36" x 48" CLEAR FLOOR SPACE SHALL BE PROVIDED. KNEE CLEARANCE SHALL BE AT LEAST 27" HIGH, 30" WIDE AND 10" DEEP.
- I. FINAL EXTINGUISHER LOCATIONS TO BE APPROVED BY FIRE MARSHAL.

APPLICABLE BUILDING CODES

BUILDING CODE	CALIFORNIA BUILDING CODE - CBC 2022
PLUMBING CODE	CALIFORNIA PLUMBING CODE - CPC 2022
ELECTRICAL CODE	CALIFORNIA ELECTRICAL CODE - CEC 2022
MECHANICAL CODE	CALIFORNIA MECHANICAL CODE CMC 2022
ENERGY CODE	CALIFORNIA ENERGY CODE - 2022
FIRE CODE	CALIFORNIA FIRE CODE, TITLE 24, IFC 2018
ACCESSIBILITY CODE	CALIFORNIA CODE OF REGULATIONS CCR TITLE 24

BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE V - B
SPRINKLERED	100% SPRINKLERED

LEGEND

	CIRCULATION AREA AREA: 736 SQ. FT.		PATIO AREA AREA: 630 SQ. FT.
	FIXED SEATING AREA: 303 SQ. FT. 112'-4" LF		SERVING AREA: AREA: 725 SQ. FT.
	DINING AREA & CAFE AREA: 878 SQ. FT.		STANDING ROOM: AREA 25 SQ. FT.
	KITCHEN AREA AREA: 684 SQ. FT.		MISC. AREA (OVENS, COOLERS, FREEZER): AREA: 704 SQ. FT.
		INTERIOR AREA (NET): 4,055 SQ. FT PATIO AREA: 630 SQ. FT	

ALLOWABLE AREA

PER 2012 IBC	
PRIMARY OCCUPANCY	A-2 ASSEMBLY
MAXIMUM ALLOWABLE BUILDING AREA	6000 SF, ACTUAL 4,510
TRAVEL DISTANCE (PER 2012 IBC TABLE 1016.2)	250 FT ALLOWED (SPRINKLERED) 112 FT ACTUAL

OCCUPANT LOAD

OCCUPANT LOAD COUNT TABLE PER 2012 IBC TABLE 1004.1.2

	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA (SQFT)	OCCUPANTS
DINING AREA	UNCONCENTRATED	15	878	59
CIRCULATION AREA	UNCONCENTRATED	15	738	49
KITCHEN	KITCHEN: COMMERCIAL	200	684	3
SERVICE AREA	KITCHEN: COMMERCIAL	200	723	4
STANDING AREA	STANDING AREA	5	25	5

BOOTH LENGTH	COUNT	TOTAL LINEAL LENGTH	LINEAL IN. PER OCC.	TOTAL LINEAL INCHES/ LINEAL IN. PER OCC.
30"	14	30'-0"	24	15
48"	7	24'-0"	24	14
68"	1	5'-8"	24	3
93"	1	7'-9"	24	4
165"	1	13'-9"	24	7
170"	1	14'-2"	24	7
204"	1	17'-0"	24	9

EXTERIOR SEATING			
PATIO		SEAT COUNT:	28

TOTAL INTERIOR OCCUPANTS:	179
TOTAL OCCUPANTS (INCLUDING PATIO):	207

EXIT REQUIREMENTS

PER 2012 IBC SECTION 1015.2.1	
LONGEST INTERIOR DIAGONAL DIMENSION	94'-4"
MIN. DISTANCE BETWEEN DOORWAYS (SPRINKLED)	94'-4"/3 = 31'-5"
ACTUAL DISTANCE BETWEEN CLOSEST DOORWAYS	48'-10"

ALLOWABLE EGRESS WIDTH

PER 2012 IBC SECTION 1005.3.2

	OCCUPANTS (IN.)	FACTOR (IN.)	(IN.)
INTERIOR W/ SPRINKLER SYSTEM	179	0.15	26.85
EXTERIOR PATIO SPACE W/OUT SPRINKLER	28	0.20	5.60
MINIMUM EGRESS OPENING WIDTH REQUIRED			32.45
MINIMUM DOOR SIZE (PER 1008.1.1) [CLEAR OPENING]			32.00
	MAIN EXIT (IN.)	SECONDARY (IN.)	TOTAL (IN.)
ACTUAL EGRESS OPENING WIDTH PROVIDED	68	33.625	101.625

PLUMBING CALCULATIONS

PER 2013 KENTUCKY PLUMBING CODE

BUILDING OCCUPANCY (TOTAL)	207					TOTAL MEN/WOMEN	104.0
						WATER CLOSETS	
						LAVATORIES	
						OTHER	
BUILDING ASSEMBLY	MALE	FEMALE	MALE	FEMALE		1 SERVICE SINK	
A-2	1:100	1:100	1:200	1:200			
REQUIRED	2	2	1	1			1
PROVIDED	1+1 URNIAL	2	1	1			1

DENSITY CALCULATIONS - ALUC

TOTAL OCCUPANTS (INCLUDING PATIO):	207
PARKING LOT MAXIMUM LOAD 36 x 1.5	54
TOTAL LAND USE OCCUPANTS	261
LAND ACREAGE	1.374
COUNTY COMPATABILITY DENSITY OCCUPANCY PER ACRE	190

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

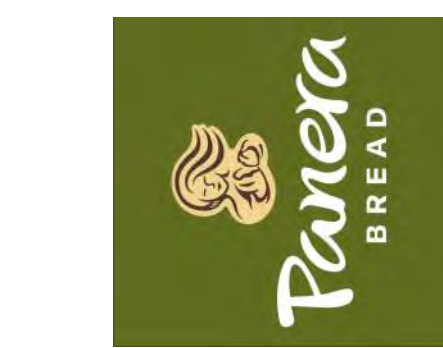
Project Team:

AO
Architecture.
Design.
Relationships.

Professional Seal:

Project Title:

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



Consultant Copyright Placeholder

No.	Description	Date

LIFE SAFETY PLAN

Project Number:

Sheet Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DM:

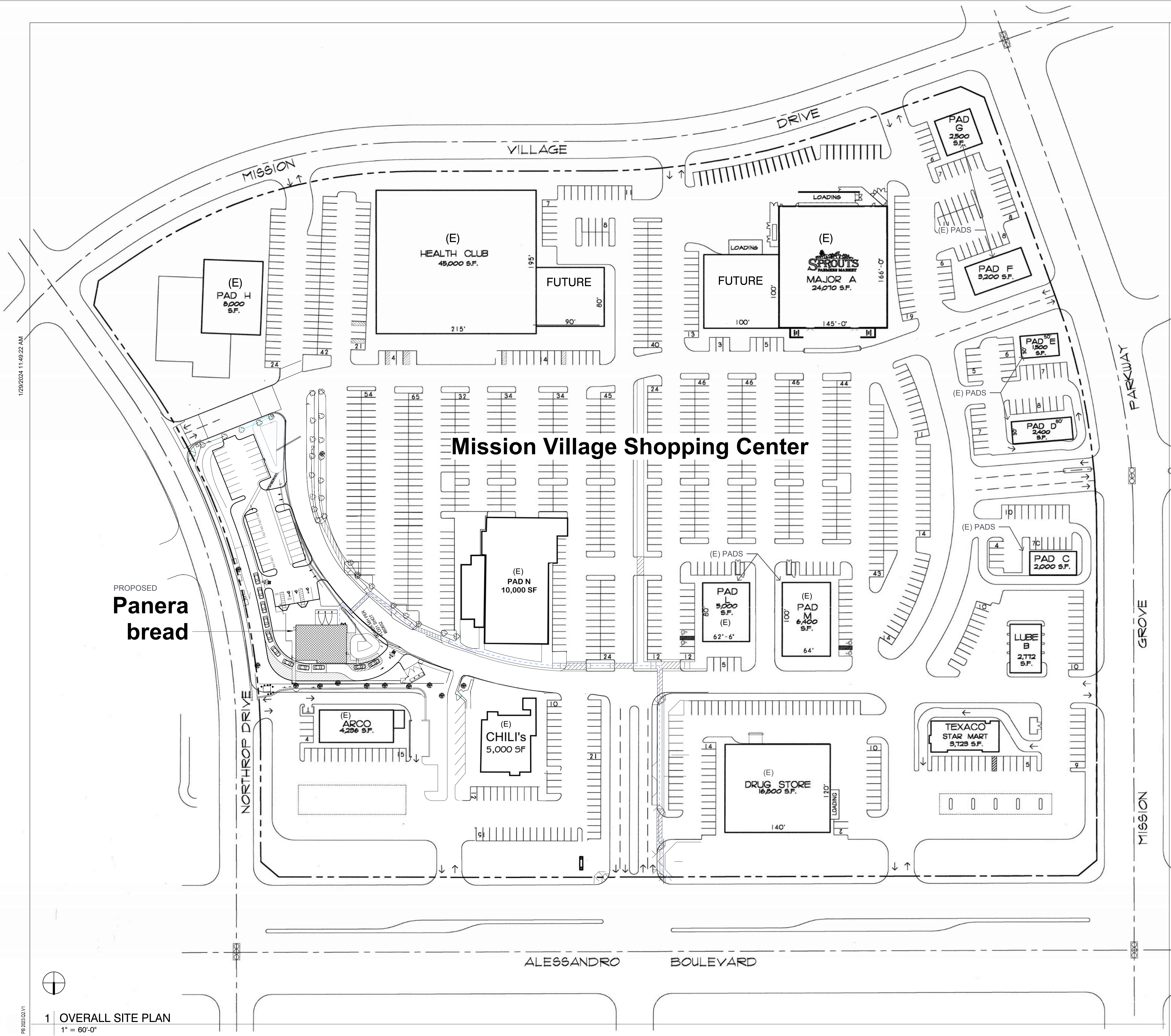
CPM:

DPM

DM

CPM

G131



Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508

PROTOTYPE - NEW CONSTRUCTION



Consultant Copyright Placeholder

No.	Description	Date

OVERALL SITE PLAN

Project Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DM:

CPM:

A001

DPM DM CPM

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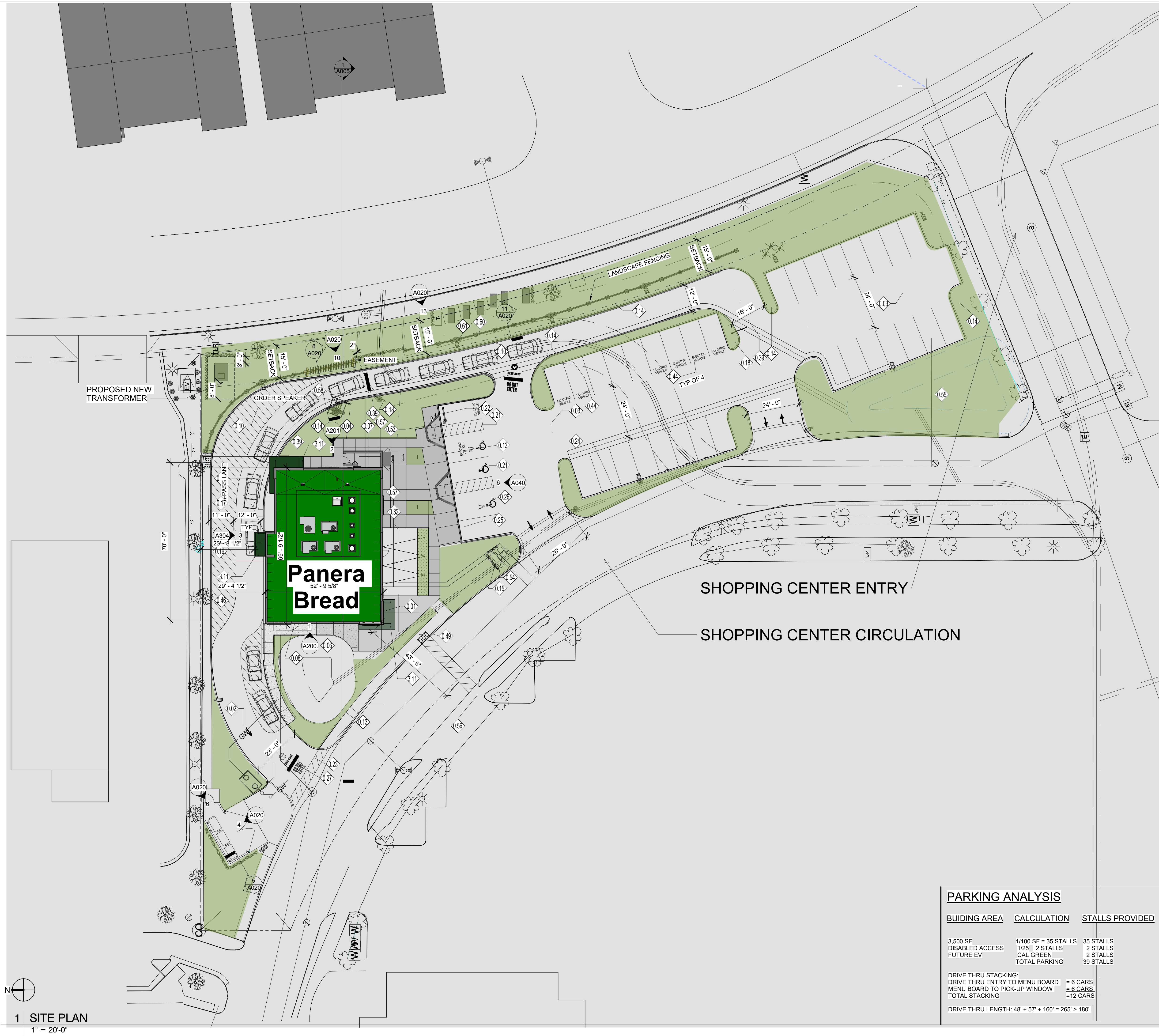
1 OVERALL SITE PLAN

1" = 60'-0"

PR-2023-001571 (MOD, CUP, DR) EXHIBIT 8 PLANS

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PR-2023-02/1



GENERAL NOTES:

- SITE PLAN PROVIDED FOR REFERENCE, REFER TO CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
- LANDSCAPE HAS BEEN INTENTIONALLY EXCLUDED FROM THIS SHEET, SEE CIVIL DRAWINGS FOR ALL LANDSCAPE INFORMATION AND REQUIREMENTS.
- ALL WORK SHALL COMPLY WITH THE REGULATION AND ORDINANCES OF RICHMOND, KY AND ANY OTHER APPLICABLE CODES.
- THE GENERAL CONTRACTOR (G.C.) SHALL CONTACT LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED.
- ANY CONNECTIONS, DISCONNECTIONS, AND INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
- EXTERIOR BUILDING SIGN FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER.
- G.C. TO VERIFY EXISTING SITE CONDITIONS PRIOR TO BID, ALSO PROVIDE CONTINUOUS CURB CUTS AND SMOOTH PAVEMENT & CURB TRANSITIONS BETWEEN NEW AND EXISTING CONDITIONS AS REQUIRED FOR SITE WORK AS REQUIRED.
- G.C. SHALL PROVIDE AND INSTALL ELECTRICAL CONDUIT AND STRUCTURAL FOOTINGS FOR ALL NEW SITE DRIVE-THRU SIGNAGE (TYPICAL).
- REFER TO CIVIL DOCUMENTS FOR GENERAL SITE LIGHTING.
- OPTIMUM FOOT-CANDLE LEVELS:
 - GUEST ENTRIES: 15-25
 - SERVICE DOOR: 5
 - GENERAL SITE LIGHTING: 1-3
 - PATIO: 1-3
 - DRIVE THRU/MENU BOARD: 10-15
 - TRASH ENCLOSURE: 5

KEYED NOTES

- PROPOSED PANERA CAFE SPACE.
- DRIVE THRU LANE, INSTALLED BY PANERA GC. REFER TO CIVIL DRAWINGS.
- ASPHALT PAVING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- LOCATE ELECTRICAL CABINETS AT EXTERIOR WALL OF MAIN BUILDING THIS LOCATION. PAINT TO MATCH WALL.
- PRIMARY TENANT BUILDING ENTRANCE.
- REAR SERVICE DOOR LOCATION; REFER TO SHEET A101 AND A601 FOR ADDITIONAL INFORMATION.
- SECONDARY ENTRANCE, REFER TO SHEET A101 FOR FURTHER INFORMATION.
- DRIVE-THRU CONCRETE PAD, PROVIDED BY PANERA GC. REFER TO CIVIL DRAWINGS AND SHEET A021 FOR ADDITIONAL INFORMATION.
- ACCESSIBLE RAMP, PROVIDED BY PANERA GC. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
- PROPOSED LANDSCAPE AREA; REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION TO UTILIZE LOCAL FLORA.
- PROPOSED FIRE DEPARTMENT CONNECTION LOCATED IN VAULT, REFER TO CIVIL FOR LOCATION, INSTALLED BY PANERA GC.
- 4" CONCRETE PIPE BOLLARD, REFER TO 3/A002, INSTALLED BY PANERA GC. BOLLARDS AT DRIVE LANE TO BE PAINTED SAFETY YELLOW WITH REFLECTIVE STRIPE.
- 6" CONCRETE PIPE BOLLARD, REFER TO 7/A002, INSTALLED BY PANERA GC.
- NEW DRIVE THRU SIGNAGE; SEE SHEET A023 FOR FURTHER INFORMATION. ALSO SEE SHOP DRAWINGS.
- PROPOSED ACCESSIBLE PARKING STALL, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- BOLLARD MOUNTED ACCESSIBLE SIGNAGE, INSTALLED BY PANERA GC. REFER TO 2/A002 FOR FURTHER REFERENCE.
- PROPOSED PAINTED STRIPED CROSS WALK; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROPOSED RAPID PICK-UP PARKING LOCATIONS AND BOLLARD MOUNTED SIGNAGE. REFER TO 22/A040 & VENDORS SHOP DRAWINGS FOR SIGNAGE INFORMATION.
- PROPOSED CONCRETE WHEEL STOPS; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- PARKING STRIPING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROPOSED DIRECTIONAL PAVEMENT PAINTING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- PATIO STRING LIGHT WITH PREFABRICATED POSTS BY PANERA GC. REFER TO 9/A040.
- PROPOSED DRIVE THRU / RPU PAVEMENT MARKING CENTERED IN LANE, INSTALLED BY PANERA GC, COORDINATE LOCATION WITH CPM FOR PLACEMENT.
- FUTURE 6 STALL ELECTRIC VEHICLE CHARGING STATIONS (1 - ADA ACCESSIBLE), ROUGH-IN & DEDICATED CIRCUITS.
- 10" WIDE CURB ALONG DRIVE THRU WALL, REFER TO SECTION FOR FURTHER INFORMATION.
- PANERA GC TO PROVIDE CONSTRUCTION BARRICADE BANNER SIGN DETAIL, REFER TO 9/A023 FOR DETAIL. VERIFY PLACEMENT ON SITE WITH PANERA CPM.
- 2 STALL ELECTRIC VEHICLE CHARGING STATION, CHARGEPOINT OR EQUAL.
- PROPOSED LOCATION FOR DOMESTIC & IRRIGATION WATER METERS. REFER TO CIVIL.
- PROPOSED ROCK GARDEN OVER RETENTION BASIN. REFER TO CIVIL & LANDSCAPING.
- EXISTING DISABLED ACCESS PATH OF TRAVEL.
- BIKE LOCKER 2 UNIT PROVIDED/INSTALLED BY PANERA GC, DURA BIKE LOCKER DL2.
- CUSTOM WOOD TRELLIS ON MASONRY PILASTERS.
- FENCEWALL WOOD SLAT, HORIZONTAL IPE BOARD W/ HSS 4" COLUMN WITH STEEL CAP, PAINT TIGER DRYLAC DARK ANODIZED 38-60090-SMOOTH.
- FENCEWALL PILASTERS, STONE VENEER ELDERADO NANTUCKET W/ STONE CAP, CPI CP30, PEBBLE.
- PRE-MANUFACTURED ALUMINUM CANOPY W/ TIE RODS WITH FINISHED UNDERSIDE, PROVIDED/INSTALLED BY PANERA GC, 1 MANUF. MANDEVILLE | COLOR: DARK GREEN, PMS 2411C, CANOPOY TO INCLUDE LIGHTING, INTERNAL DRAIN (TO TIE INTO STORM), CANOPY UNDERSIDE TO HAVE FINISH TO MATCH [SF2].

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Architecture.
Design.
Relationships.

Professional Seal:

Project Title:

Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

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Riverside, CA 92508

PROTOTYPE - NEW CONSTRUCTION



Consultant Copyright Placeholder

No.	Description	Date

ARCHITECTURAL
SITE PLAN

Project Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DPM

Sheet Number:

A002

CPM:

CPM

1 SITE PLAN

1" = 20'-0"

PR-2023-001571 (MOD, CUP, DR) EXHIBIT 8 PLANS

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01 | SITE OVERALL VIEW
SCALE: NONE



03 | SITE DRIVE THRU / FENCEWALL VIEW
SCALE: NONE



02 | SITE SHOPPING CENTER VIEW
SCALE: NONE



04 | SITE TRASH ENCLOSURE & BUILDING VIEW
SCALE: NONE

Bakery-Cafe #:

6360

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Project Title:

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
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Riverside, CA 92508

PROTOTYPE - NEW CONSTRUCTION



Consultant Copyright Placeholder

No.	Description	Date

SITE PERSPECTIVES

Project Number: 6360
Drawn By: _____
Author: _____
Issue Date: 08/29/2023
DPM: _____ DM: _____ CPM: _____
DPM: _____ DM: _____ CPM: _____

A003

PR-2023-02/1

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01 | BUILDING BIRDSEYE VIEW
SCALE: NONE



02 | BUILDING FRONT VIEW
SCALE: NONE



03 | BUILDING DRIVE THRU TRELLIS VIEW
SCALE: NONE



04 | BUILDING DRIVE THRU WINDOW VIEW
SCALE: NONE



05 | BUILDING PATIO VIEW
SCALE: NONE

Bakery-Cafe #:

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Project Team:

AO
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Bakery Cafe #: 6360
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PROTOTYPE - NEW CONSTRUCTION



Consultant Copyright Placeholder

No.	Description	Date

**BUILDING
PERSPECTIVES**

Project Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DPM

Sheet Number:

A004

DM:

DM

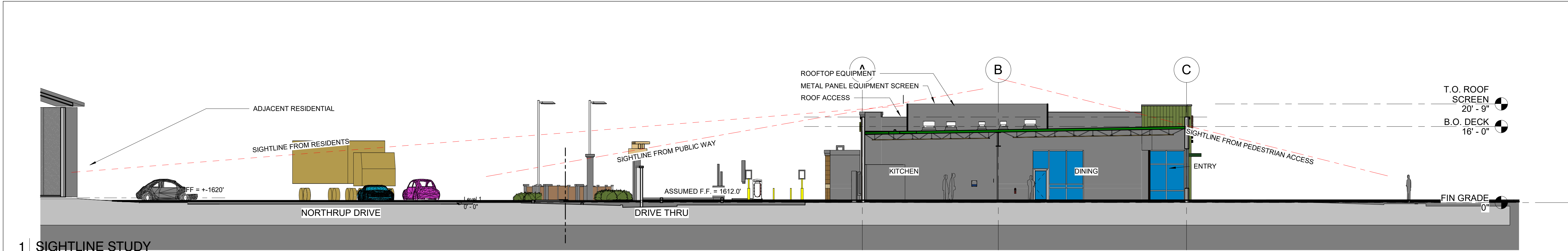
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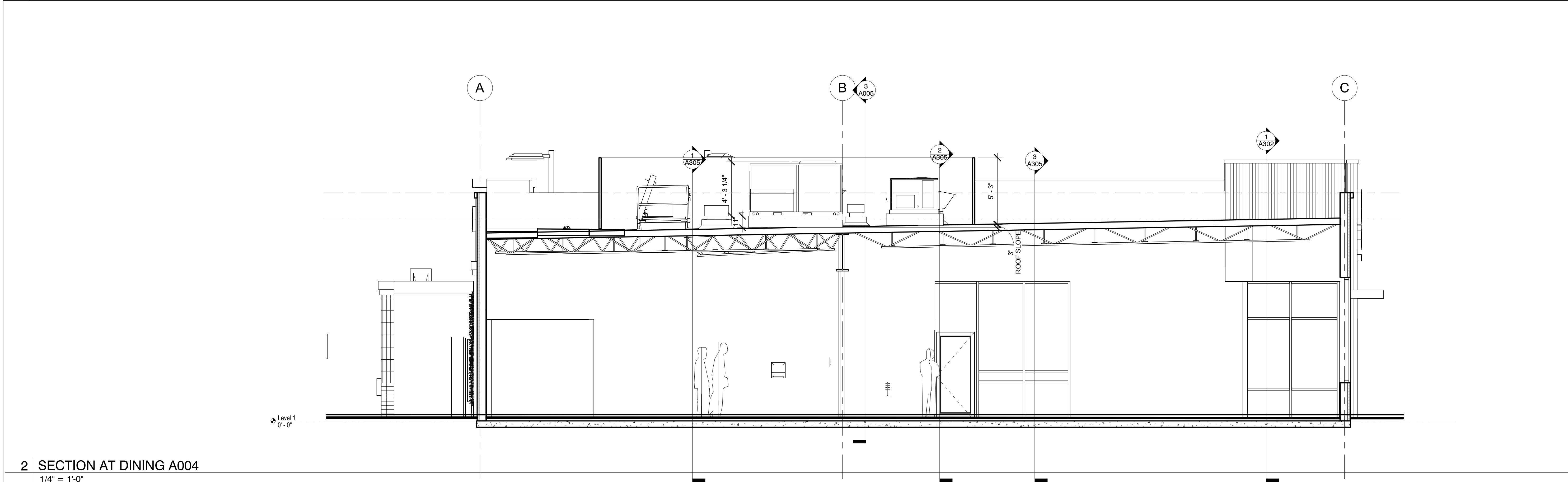
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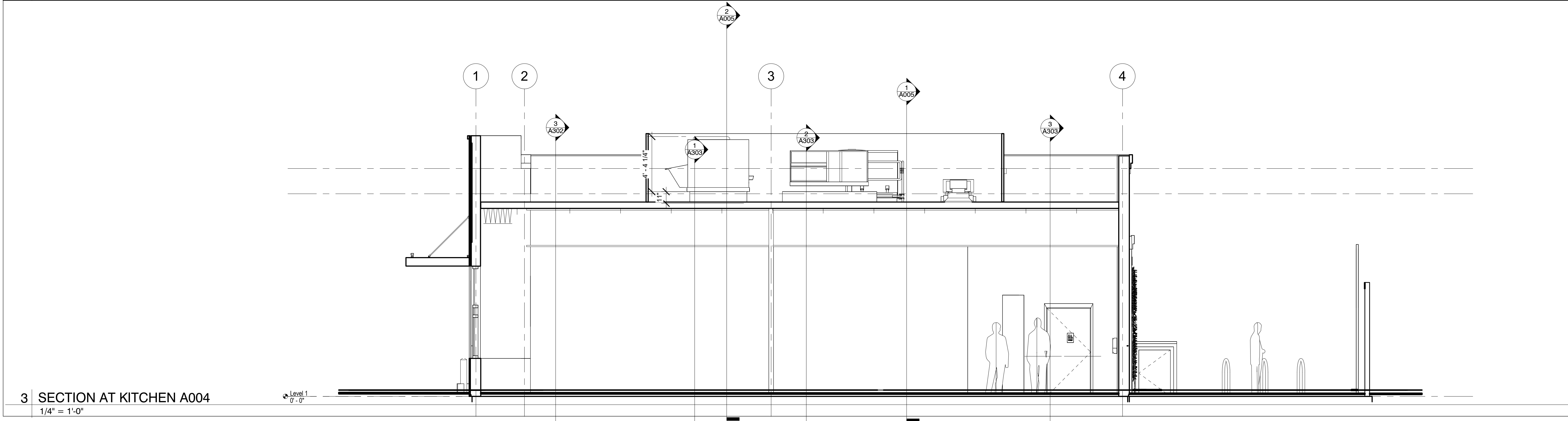
PR-2023-02/V1



1 SIGHTLINE STUDY
3/32" = 1'-0"



2 SECTION AT DINING A004
1/4" = 1'-0"



3 SECTION AT KITCHEN A004
1/4" = 1'-0"

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:

A0
Architecture.
Design.
Relationships.

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



Consultant Copyright Placeholder

No.	Description	Date

**BUILDING SECTIONS
& SIGHTLINE STUDY**

Project Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DPM

Sheet Number:

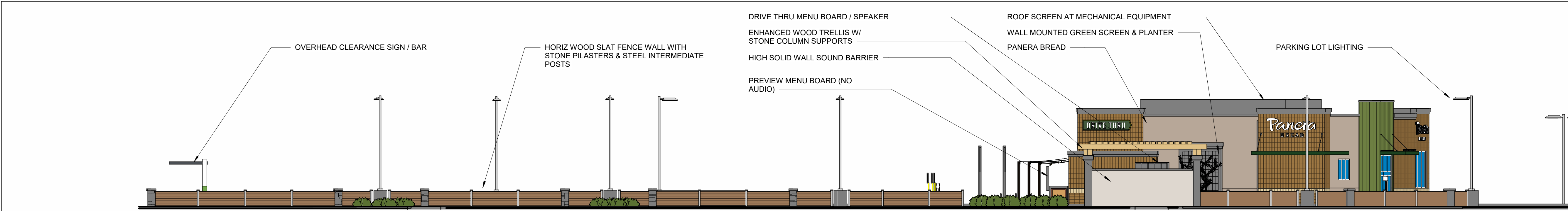
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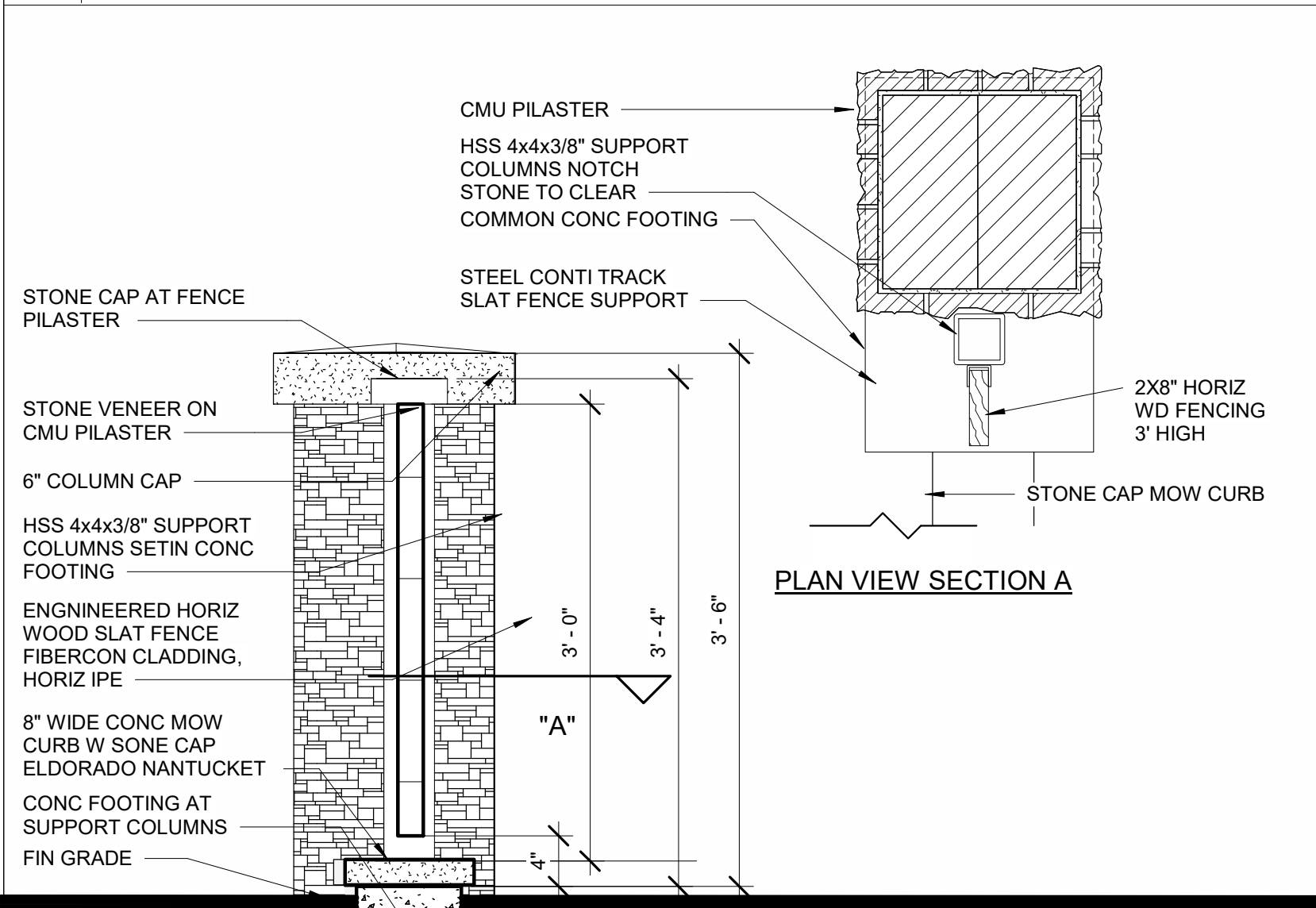
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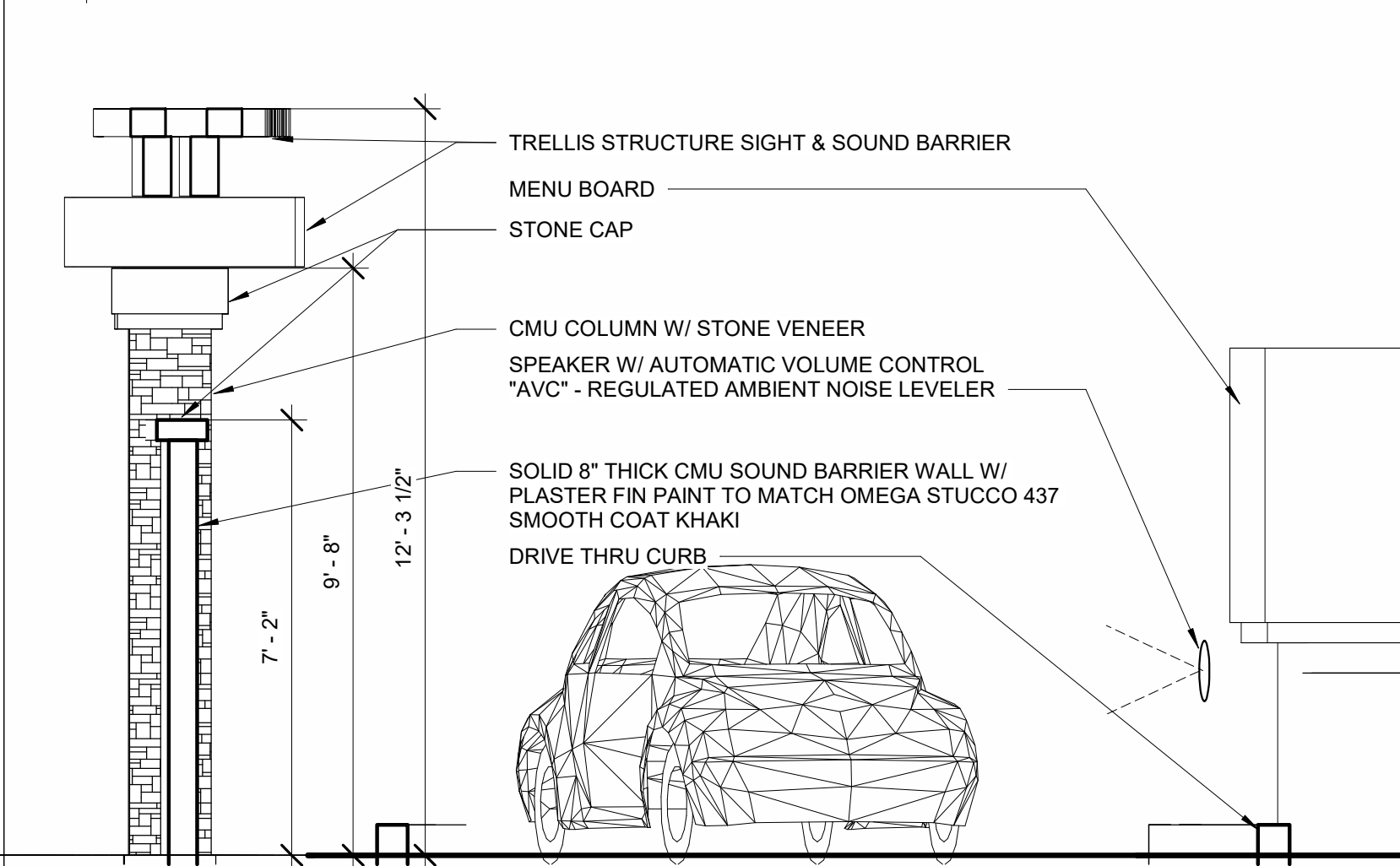
CPM



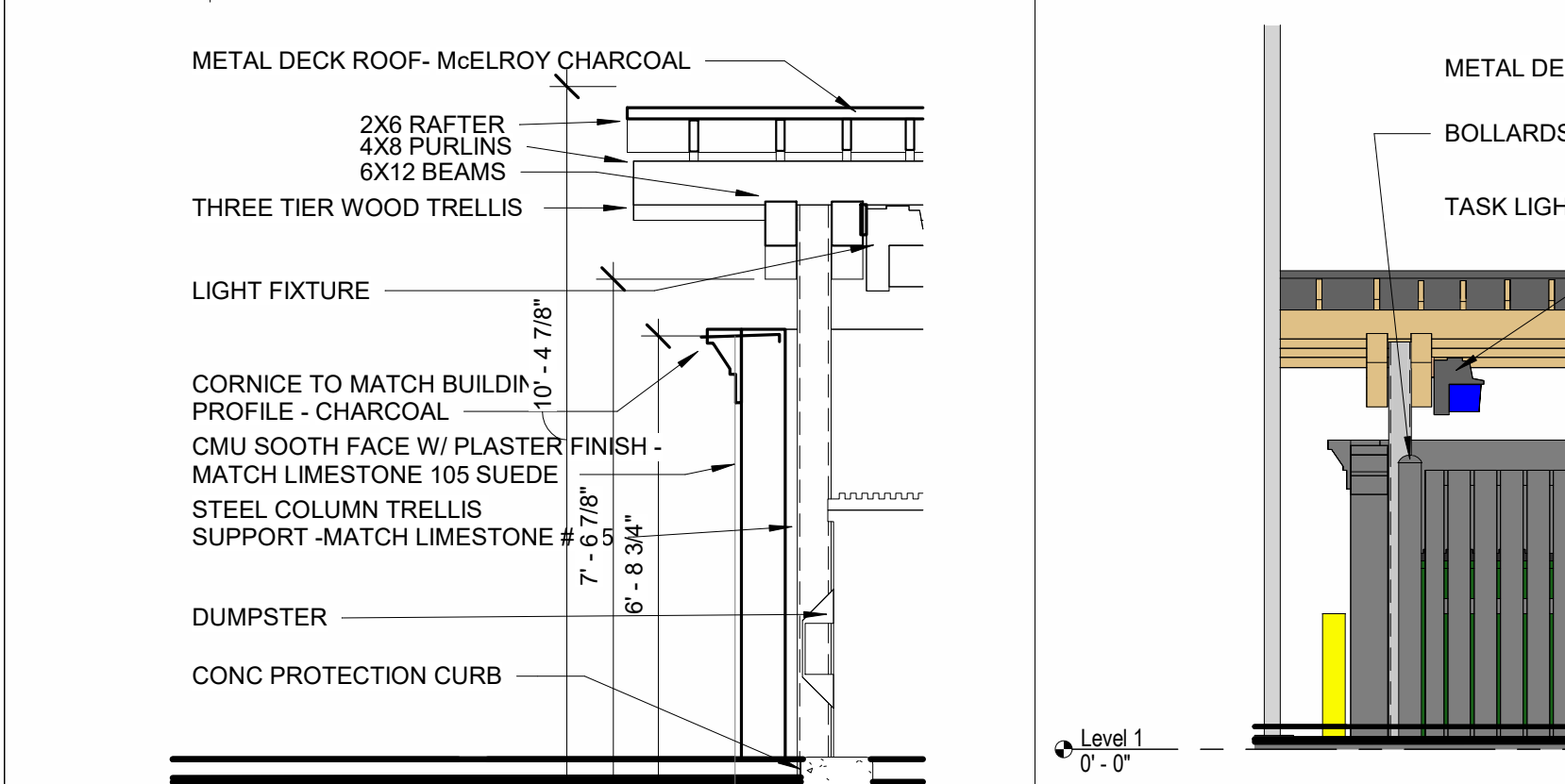
13 ELEVATION AT NORTHRUP DR REFER TO RENDERING & MATERIALS BOARD FOR TURE COLORS
3/32" = 1'-0"



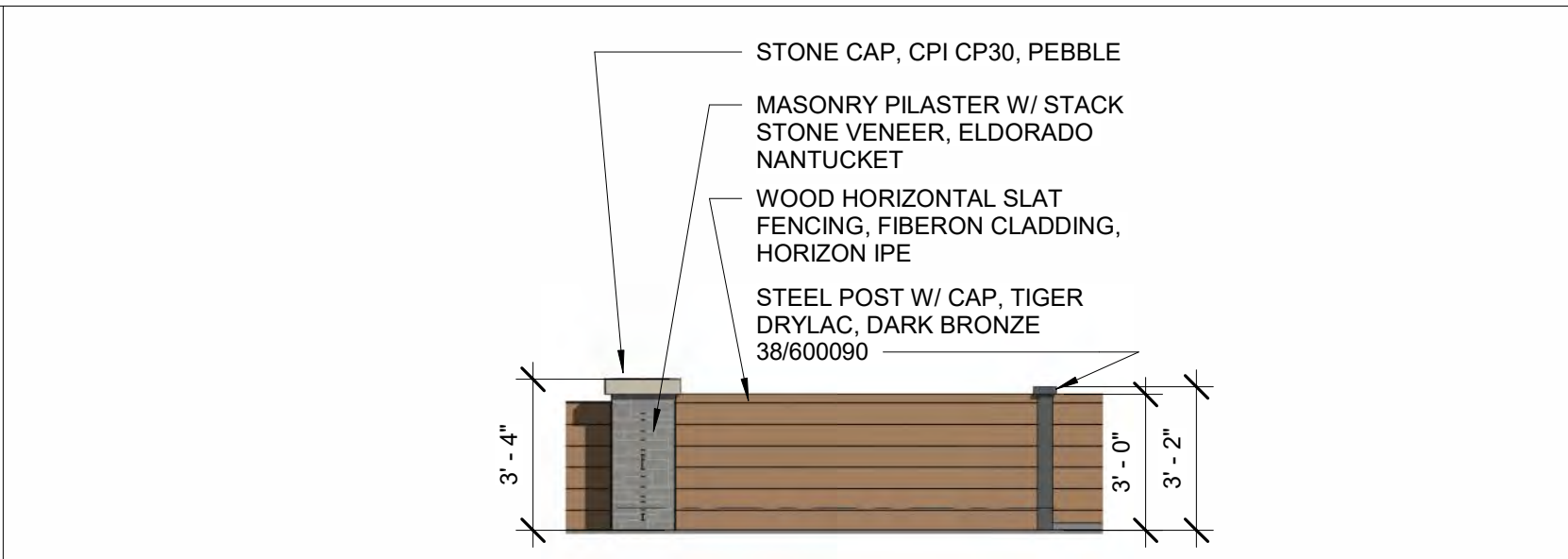
11 FENCEWALL DETAIL
1" = 1'-0"



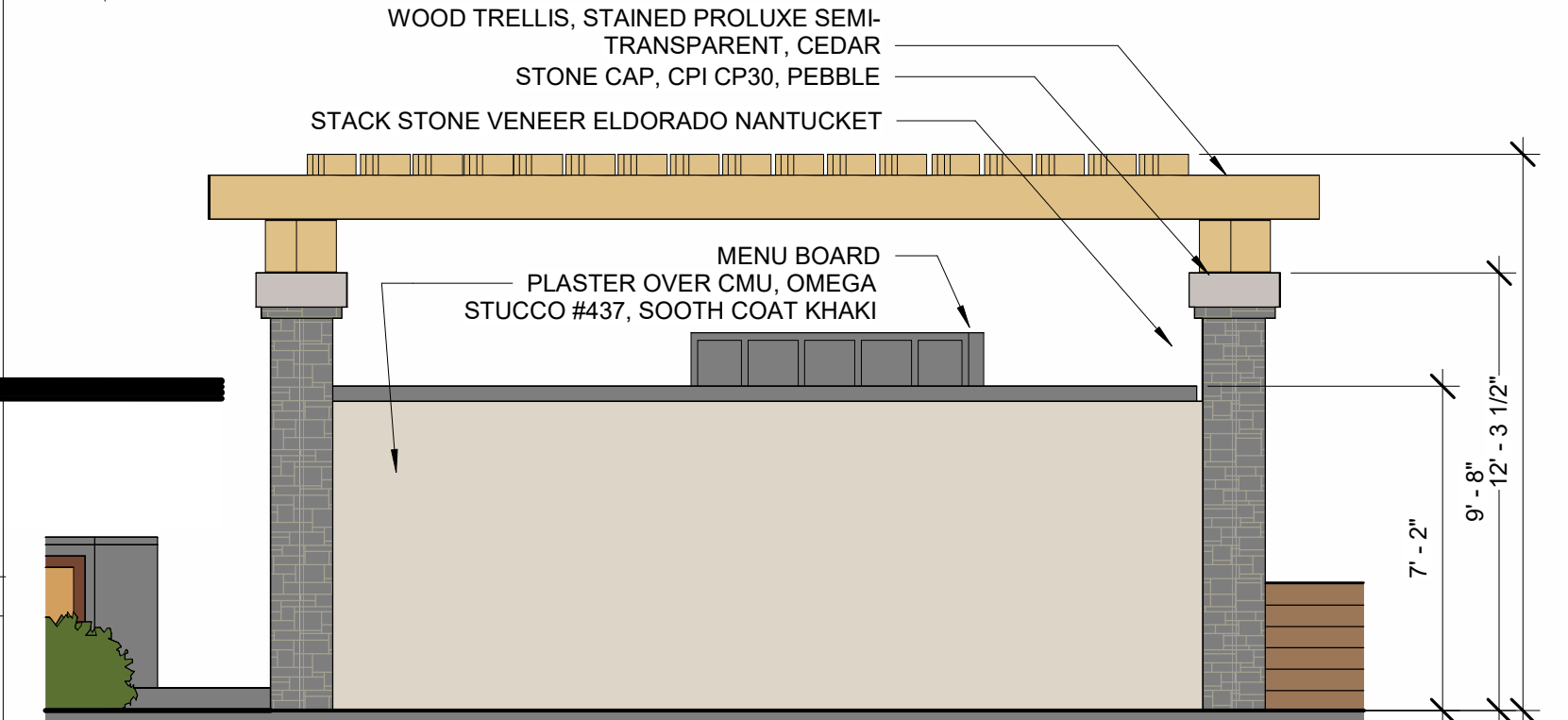
8 SECTION AT SOUND WALL/TRELLIS
3/8" = 1'-0"



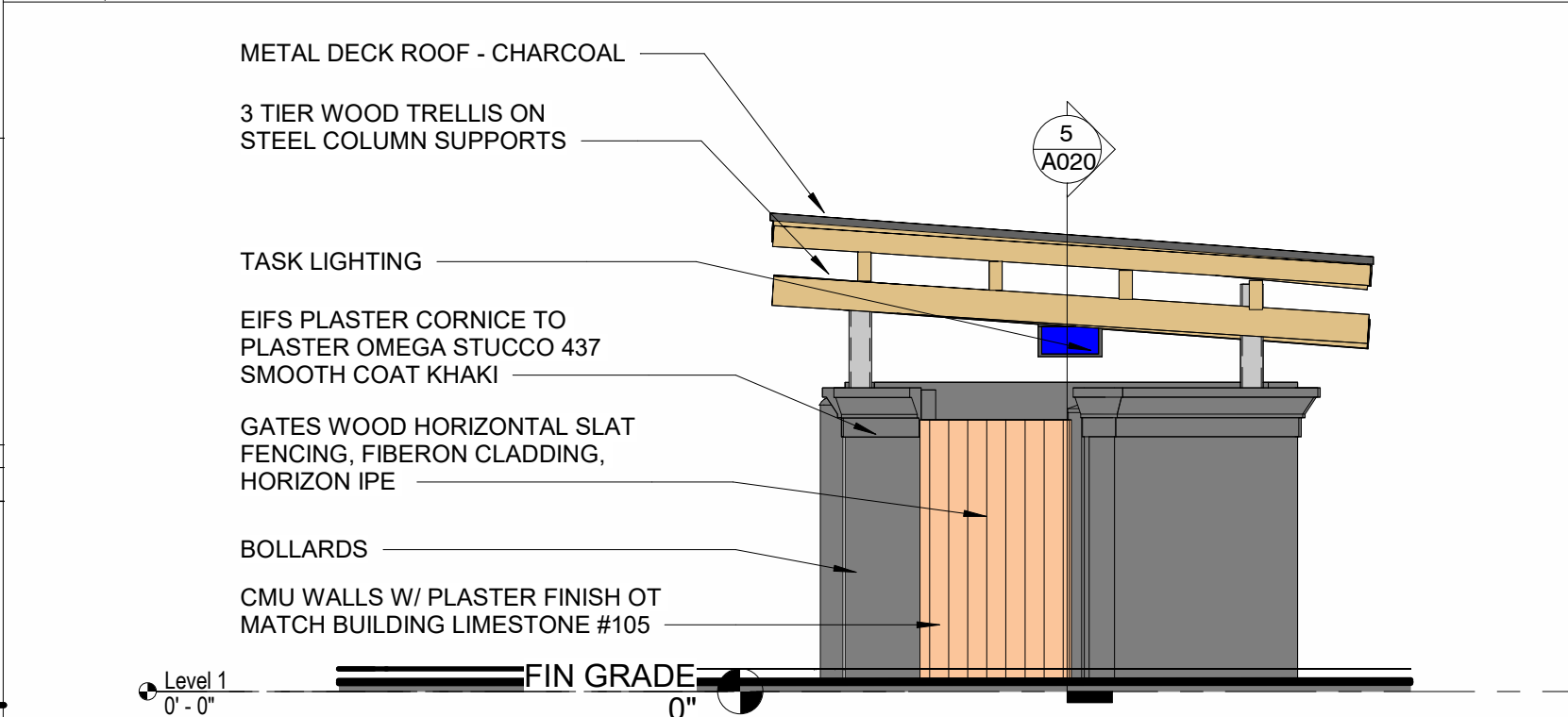
5 SECTION AT TRASH ENCLOSURE
3/8" = 1'-0"



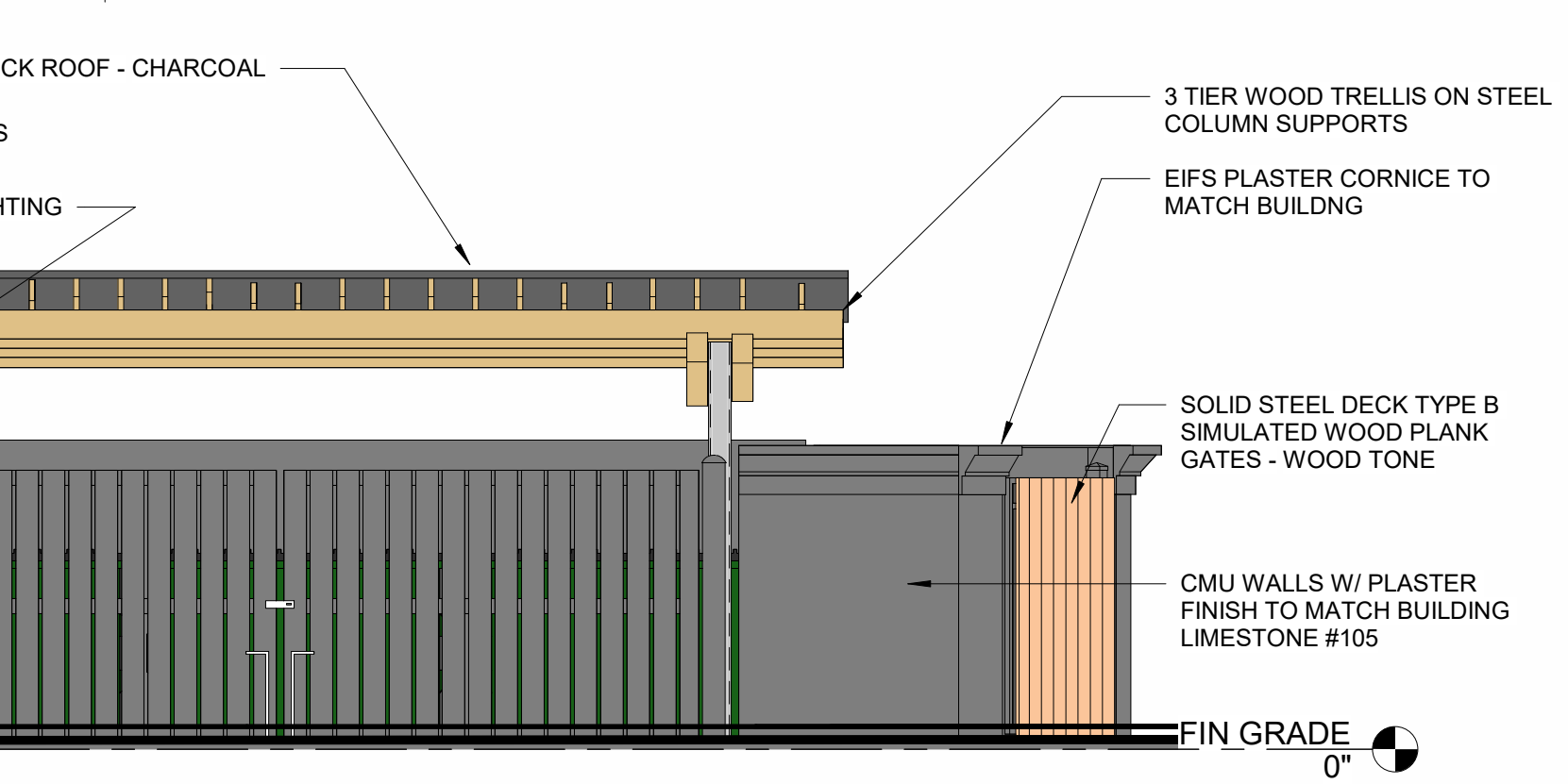
9 ELEV AT FENCEWALL REFER TO RENDERING & MATERIALS BOARD FOR TURE COLORS
1/4" = 1'-0"



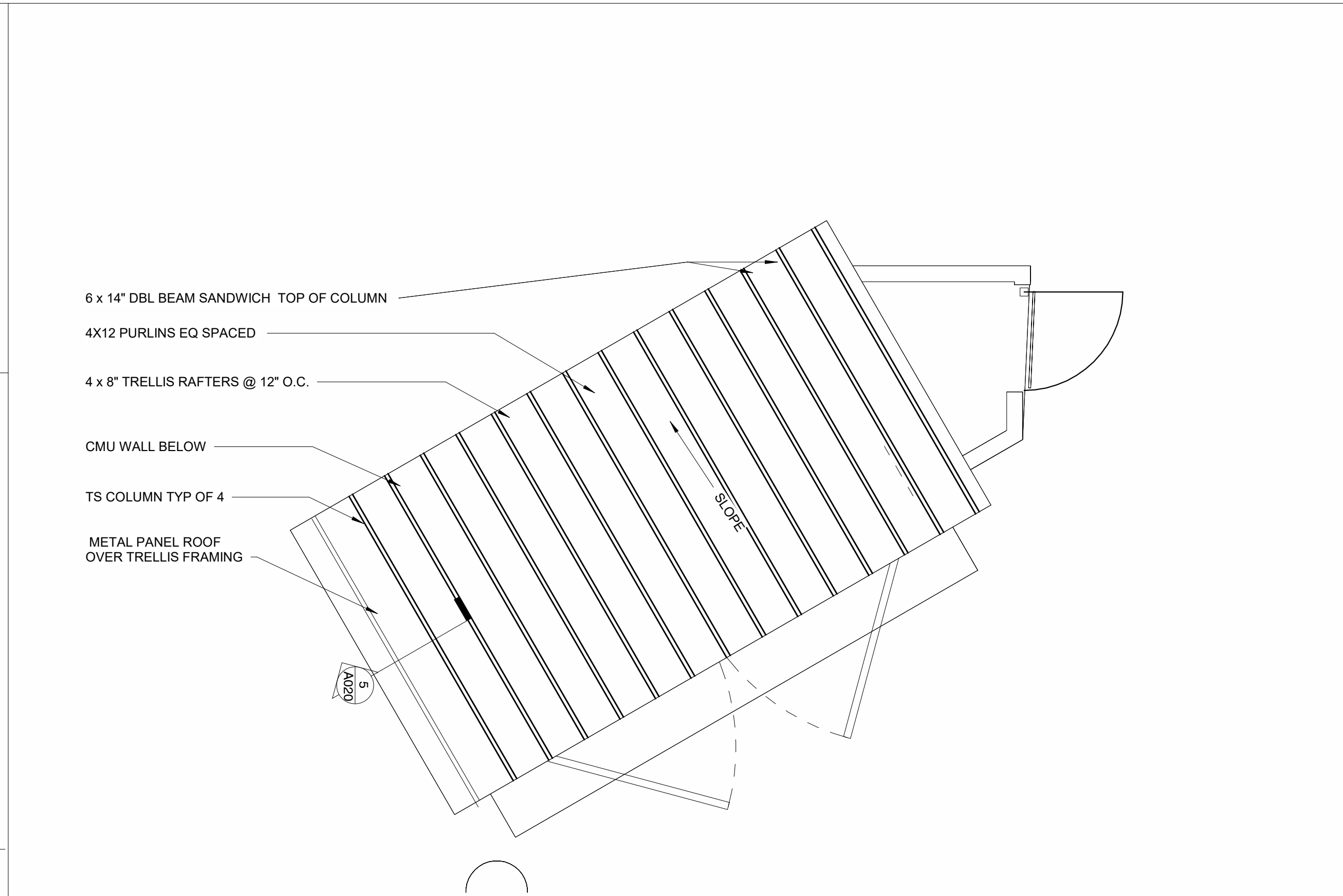
10 ELEVATION AT SOUND WALL REFER TO RENDERING & MATERIALS BOARD FOR TURE COLORS
1/4" = 1'-0"



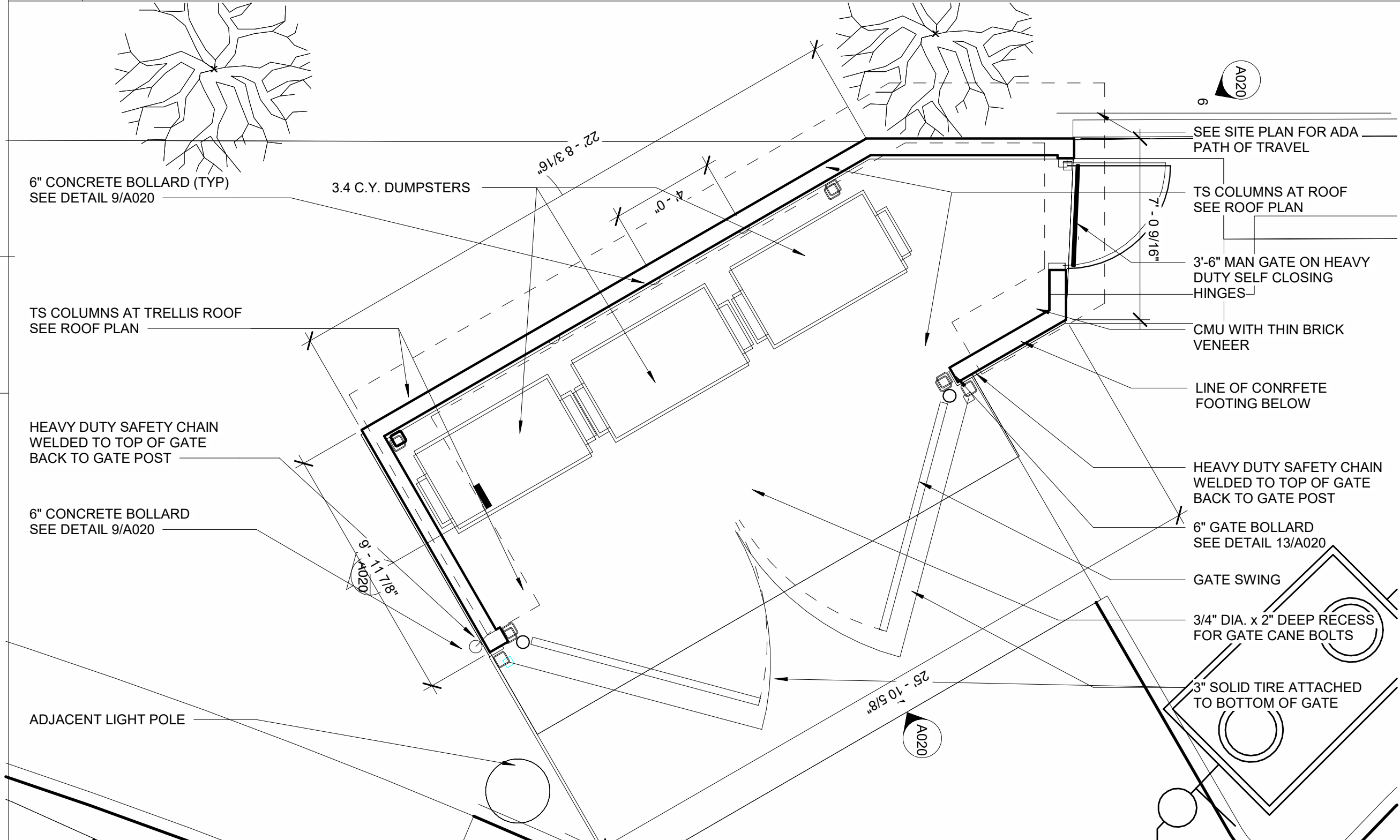
6 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE FRONT ELEVATION REFER TO RENDERING & MATERIALS BOARD FOR TURE COLORS
1/4" = 1'-0"



2 TRASH ENCLOSURE ROOF PLAN
1/4" = 1'-0"



3 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

Bakery Cafe #: 6360

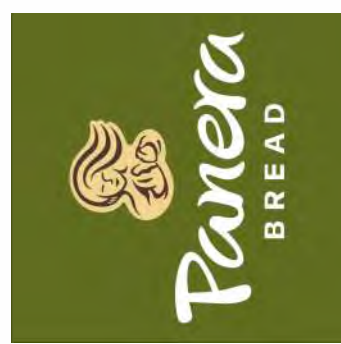
SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508

PROTOTYPE - NEW CONSTRUCTION



Consultant Copyright Placeholder

No.	Description	Date

SITE TRELLIS ,
TRASH ENCLOSURE
& FENCEWALL

Project Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DM:

CPM:

DPM

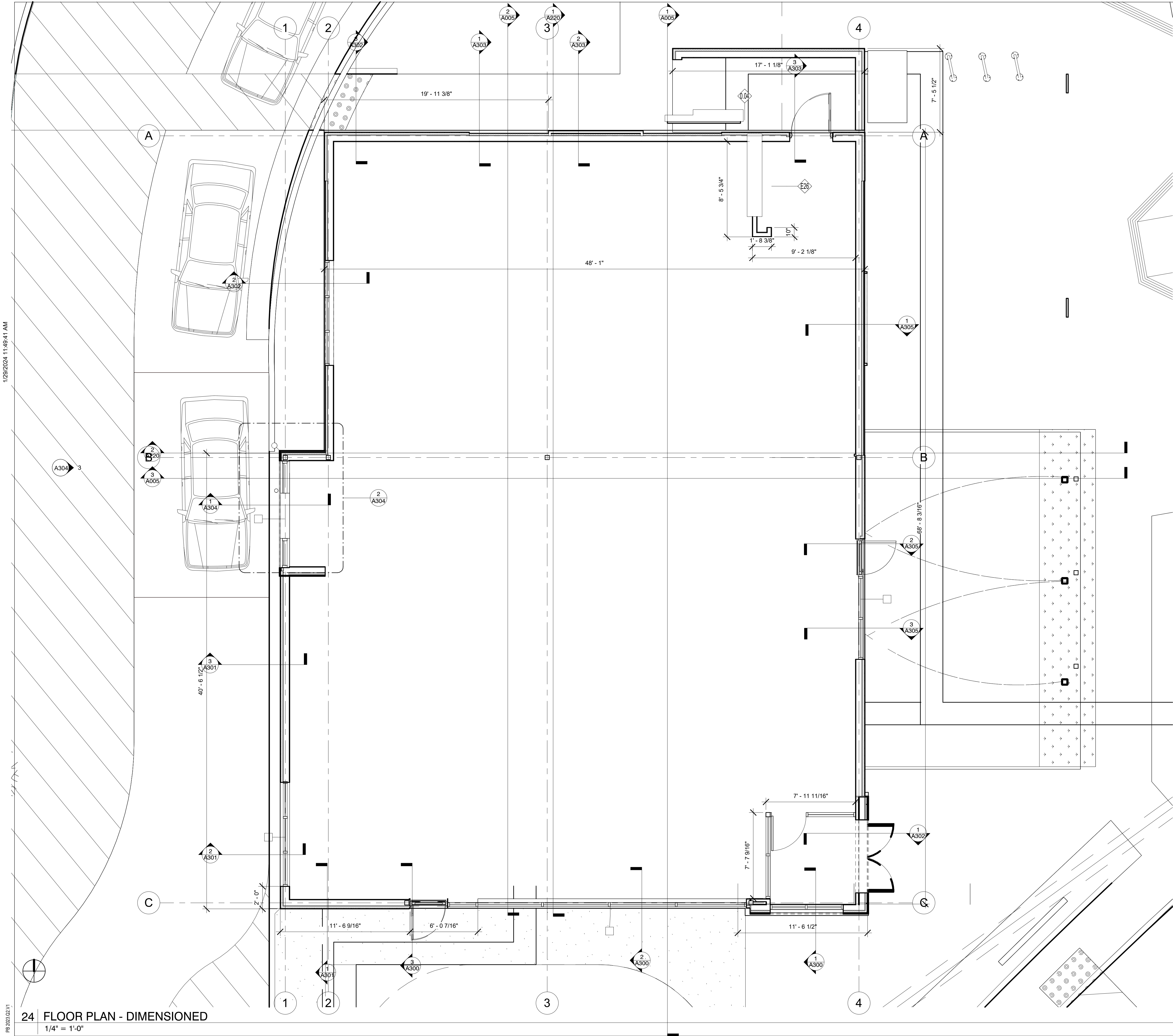
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PR-2023-001571 (MOD, CUP, DR) EXHIBIT 8 PLANS



- GENERAL NOTES:**
- PROVIDE 2" AIR SPACE AT SIDE(S) OF OVEN/PROOFER & COOLER/FREEZER (MIN. 3" AT BACK OF OVEN). VERIFY ALL DIMENSIONS & SPECS WITH EQUIPMENT MANUAL. NO FINISH ON WALLS BEHIND OVEN/PROOFER & COOLER/FREEZER (TAPE & PRIME ONLY).
 - PROVIDE 5/8" CEMENT BACKING BOARD ON ALL KITCHEN, RESTROOM, & OFFICE WALLS FROM FLOOR TO 2'-0" A.F.F. AT WORKROOM WALLS WITH TILE FINISH, PROVIDE CEMENT BOARD TO 6'-0" A.F.F.
 - PROVIDE 5/8" PLYWOOD BACKING BOARD ON KITCHEN & OFFICE WALLS (2'-0" AFF TO CEILING). SEE PARTITION SCHEDULE FOR WORKROOM WALLS W/ TILE FINISH.
 - G.C. SHALL SUPPLY AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. LOCATION PER LOCAL CODES.
 - REFERENCE THE FOLLOWING SHEET: G021.1 ACCESSIBILITY GUIDELINES.
 - ALL DIMENSIONS NOTED ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL.
 - ELECTRICAL EQUIPMENT BY G.C. SEE ELECTRICAL DRAWINGS.
 - PLUMBING EQUIPMENT BY G.C. SEE PLUMBING DRAWINGS.
 - SEE SHEET A603 FOR DOOR SCHEDULE.
 - ANY DOOR NOT LOCATED IN PLAN TO BE LOCATED 4" FROM ADJACENT WALL.
 - SEE FLOOR FINISH FOR CONTROL JOINTS.
 - EXTERIOR WALL THAT IS RECEIVING TILE TO HAVE CEMENT BACKER BOARD THE FULL HEIGHT OF THE TILE.
 - BLOCKING ON WALLS THAT DO NOT HAVE PLYWOOD SUBSTRATE. SEE ELEVATIONS.
 - EXTERIOR WALLS IN BOH TO HAVE CEMENT BD TO 2-0 THEN PLYWOOD ABOVE.
 - ANY REMAINING EXTERIOR WALLS TO HAVE GYP BD.
 - BLOCKING ON EXTERIOR WALLS THAT NEED IT. SEE ELEVATIONS

WALL LEGEND:

- NEW PARTITION, REFER TO PARTITION TYPES ON SHEET A110
- COOLER/FREEZER WALL
- NEW PARTITION, REFER TO PARTITION TYPES ON SHEET A110
- SOFFIT ABOVE, REFER TO REFLECTED CEILING PLAN ON SHEET A130 FOR HEIGHT

SYMBOLS LEGEND:

- EXISTING DOOR TO REMAIN AND TAG
- NEW DOOR AND TAG. REFER TO SHEET A603.
- KEYED NOTE
- WINDOW/ STOREFRONT NUMBER SYMBOL. REFER TO SHEET A611
- WALL PARTITION TYPE. REFER TO PARTITION TYPES ON SHEET A110

KEYED NOTES

- 0.04 LOCATE ELECTRICAL CABINETS AT EXTERIOR WALL OF MAIN BUILDING THIS LOCATION. PAINT TO MATCH WALL.
- E26 SERVICE ENTRANCE EQUIPMENT (CT CABINET, MAIN DISCONNECT SWITCH AND ELECTRIC METER) LOCATIONS. 800 AMP, 208/120V, 3 PHASE, 4 WIRE ELECTRICAL SERVICE. DESIGN IS BASED ON SQUARE D, NEMA 3R RATED FUSIBLE SERVICE-ENTRANCE RATED DISCONNECT SWITCH & CT/METER CABINET. CONTRACTOR USE OF EQUIVALENT EQUIPMENT BY ANY OTHER MANUFACTURER SHALL OBLIGATE THE CONTRACTOR TO CONFIRM ALL PHYSICAL AND ELECTRICAL REQUIREMENTS FOR THAT EQUIPMENT ARE MET. ALL WORK TO BE PER UTILITY AND LOCAL GOVERNMENTAL AUTHORITY REQUIREMENTS.

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:

AO
Architecture.
Design.
Relationships.

Professional Seal:

Project Title:

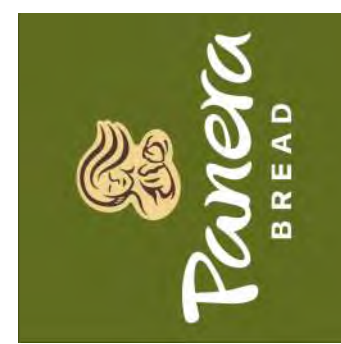
Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508



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No.	Description	Date

FLOOR PLAN - DIMENSIONED

Project Number:

Sheet Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DM:

CPM:

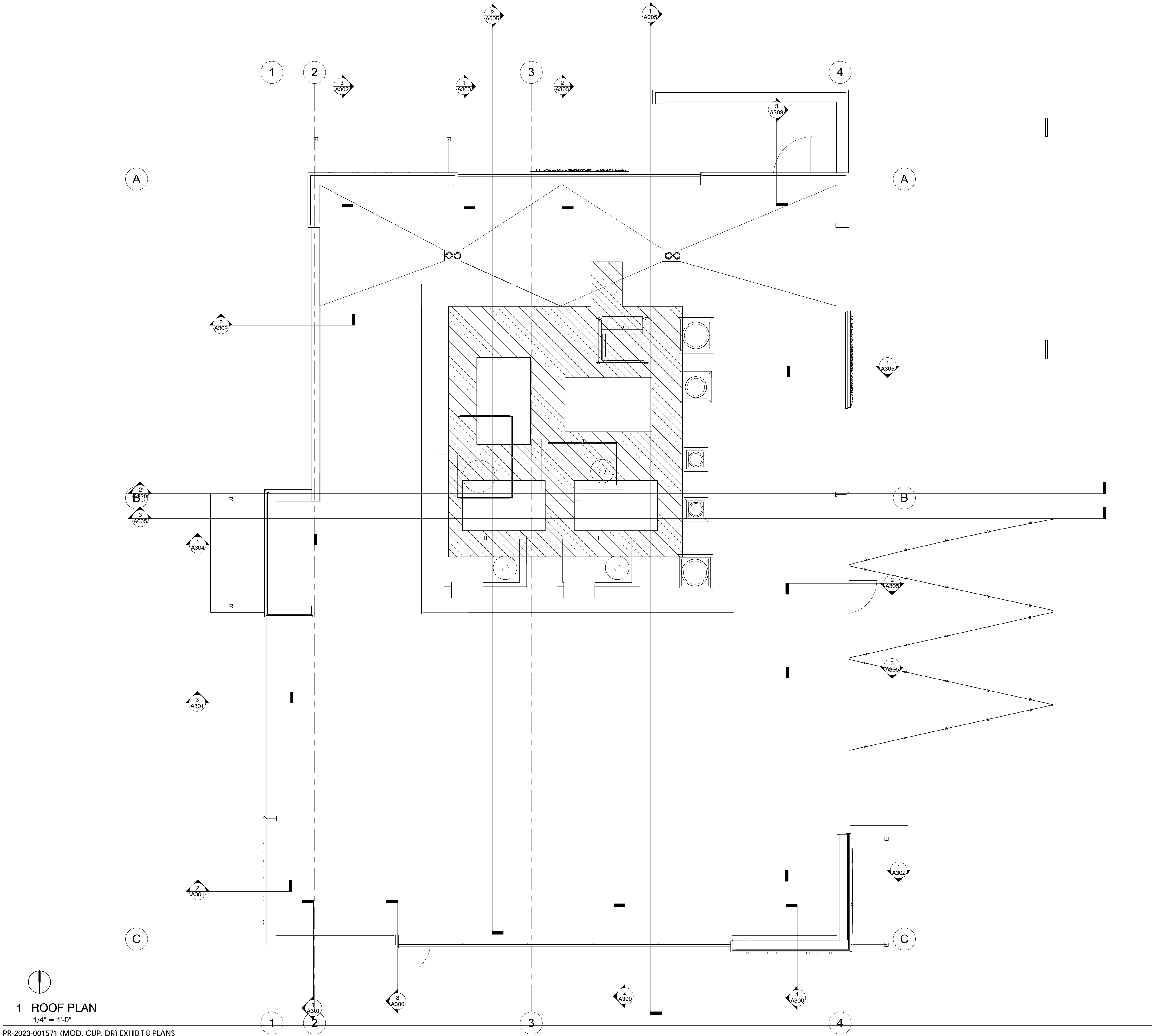
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PR-2023-02/1



1 ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:

- A. GC SHALL COORDINATE THE ANCHORING AND INSTALLATION OF THE ROOF TOP CONDENSER UNITS WITH THE FOOD SERVICE EQUIPMENT.
B. REFER TO STRUCTURAL AND MEP DRAWINGS FOR RTU/CURB ANCHORING AND INSTALLATION.

KEYED NOTES

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508



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No.	Description	Date

ROOF PLAN

Project Number:

6360

Drawn By:

Author:

Issue Date:

08/29/2023

DPM:

DPM

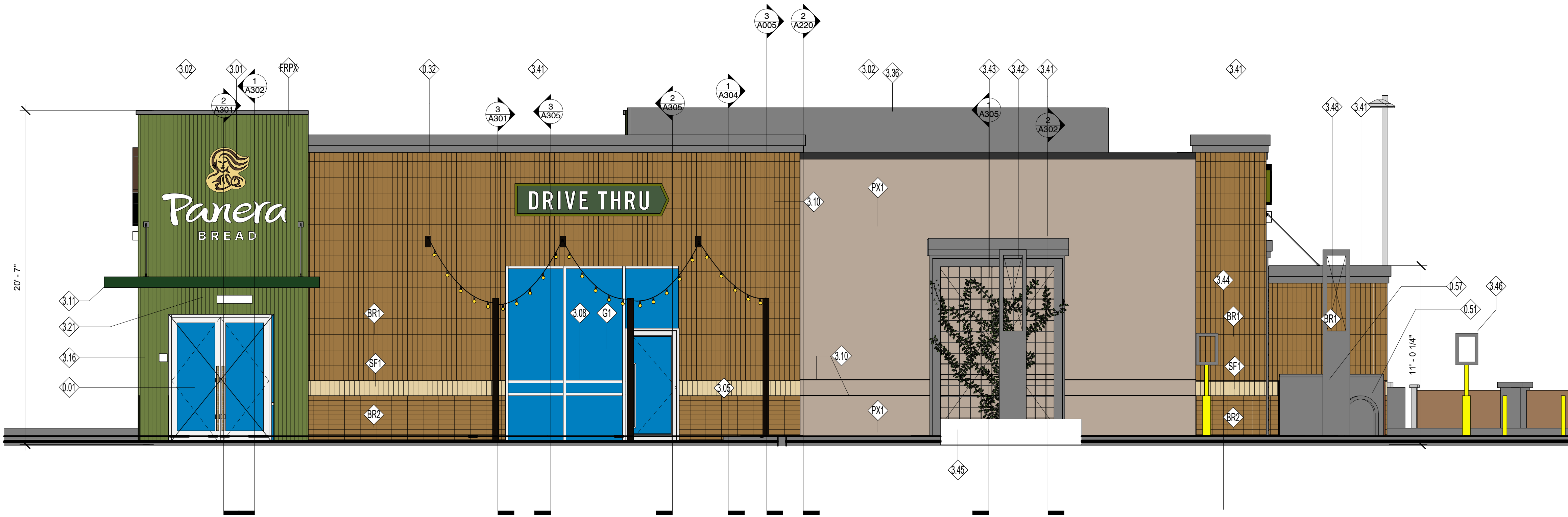
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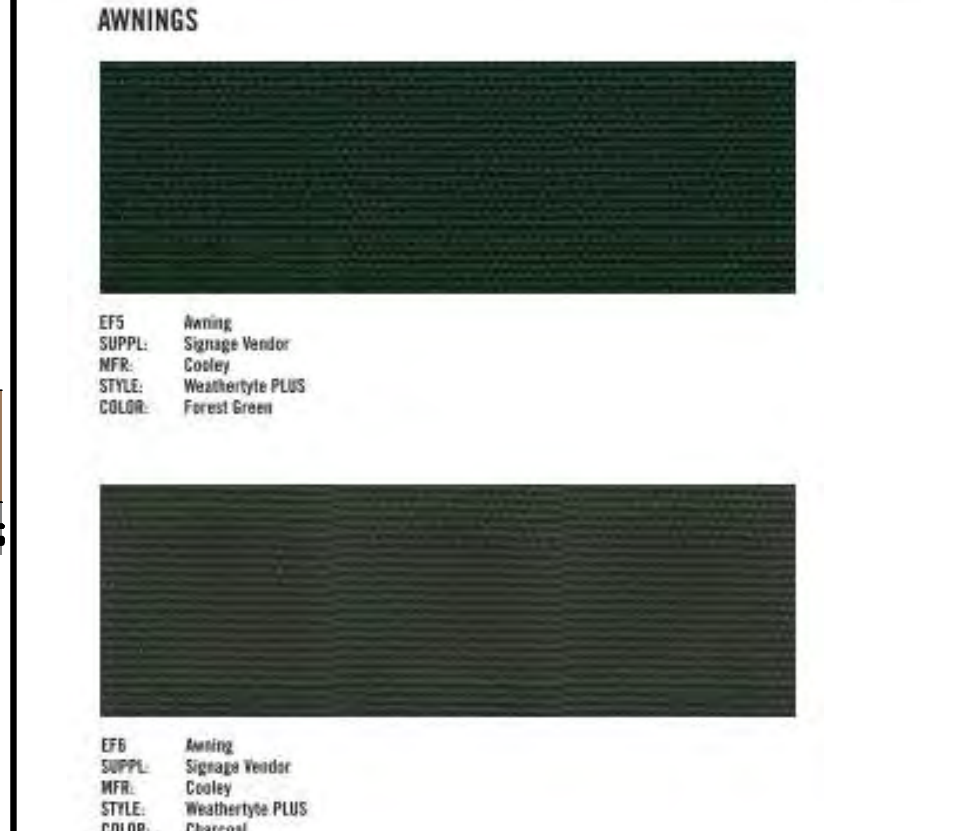
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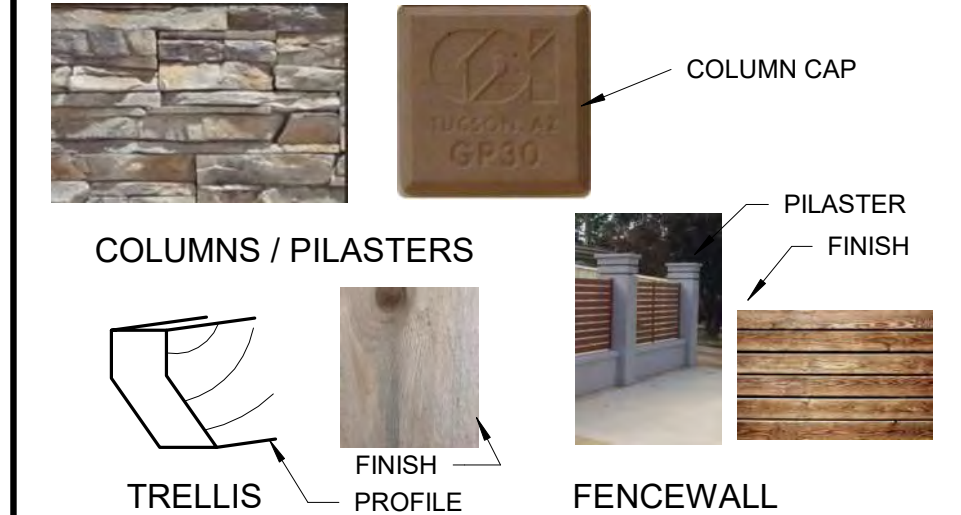


2 SOUTH ELEVATION REFER TO RENDERINGS AND MATERIALS BOARD FOR TRUE COLOR PALATE
1/4" = 1'-0"

EXTERIOR MATERIALS



SITE MATERIALS



KEYED NOTES

- PROPOSED PANERA CAFE SPACE.
- PATIO STRING LIGHT WITH PREFABRICATED POSTS BY PANERA GC, REFER TO 9/A040.
- BICYCLE RACKS PROVIDED/INSTALLED BY PANERA GC | BASE SPEC: LANDSCAPEFORMS - FLO BIKE RACK #4 SATIN ELECTROPOLISH. ALTERNATE: GROUND CONTROL SYSTEMS - HR100 HOOP RUNNER.
- BIKE LOCKER 2 UNIT PROVIDED/INSTALLED BY PANERA GC, DURA BIKE LOCKER DL2.
- LOCATION OF INTERNALLY ILLUMINATED CLIP LETTERS AND/OR TRADEMARK SYMBOL: PROVIDED AND INSTALLED BY TENANT SIGN VENDOR UNDER SEPARATE PERMIT; G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DUROLAST OR SIMILAR | COLOR: CHARCOAL TO MATCH RAL 7043
- SECONDARY ENTRANCE/EXIT | REFER TO A601 & A602 FOR ADDITIONAL INFORMATION.
- ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING BY PANERA GC. REFER TO SHEET A602 FOR FURTHER INFORMATION.
- CONTROL JOINT WHERE INDICATED. REFER TO DETAILS FOR FURTHER INFORMATION.
- CONTROL JOINT / JOINER REVEAL COVER WITHIN ALUM CLADDING SYSTEM PER MFG RECOMMENDATIONS. JOINER PIECE TO ALIGN WITH MULLION BELOW AS INDICATED.
- PRE-MANUFACTURED ALUMINUM CANOPY W/ TIE RODS WITH FINISHED UNDERSIDE, PROVIDED/INSTALLED BY PANERA G.C. | MANF: MANDEVILLE | COLOR: DARK GREEN, PMS 2411C, CANOPY TO INCLUDE LIGHTING, INTERNAL DRAIN (TO TIE INTO STORM), CANOPY UNDERSIDE TO HAVE FINISH TO MATCH [SF2].
- FIRE DEPARTMENT ACCESS BOX | INSTALLED ADJACENT ENTRY DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- BUILDING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT
- EXTERIOR WALL MOUNTED SPEAKER AT 10'-6" ABOVE GRADE, PROVIDED BY TENANT.
- 'DRIVE THRU' SIGN AS PART OF TENANT SIGNAGE BY SIGN VENDOR. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED
- PREMANUFACTURED RIBBED PANEL ROOF EQUIPMENT SCREENING, MFR: ROOFScreen MANUFACTURING, COLOR: TO MATCH P285 KENDAL CHARCOAL.
- E.I.F.S. FOAM SHAPE CORNICE MECHANICALLY SUPPORTED & MOUNTED WITH EPOXY ADHESIVE.
- ALUMINUM EXTRUDED 7400 STOREFRONT 4 SIDED FRAME, PAINT CHARCOAL TO MATCH RAL 7043
- E.I.F.S. 2X6 TRIM 4-SIDED FRAME PAINT CHARCOAL TO MATCH RAL 7043.
- GREEN SCREEN STYLE MESH ANCHOR TO RECEIVER PLATE AND TRIM.
- VINE / PLANTER / IRRIGATION. REFER TO LANDSCAPING.
- ADA PARKING SIGNAGE REFER OT SITE DETAILS.
- CMU SIGHT BARRIER WALL WITH BR1 BRICK VENEER. REFER OT STRUCT.
- BR1 SEE FINISH SCHEDULE
- BR2 SEE FINISH SCHEDULE
- FRPX SEE FINISH SCHEDULE
- ALUMINUM STOREFRONT | MFR: KAWNEER TRIFAB VERRSAGLAZE 451T | FINISH: POWDER COAT | COLOR: ANODIZED ALUMINUM | 2" x 4 1/2" PROFILE | THERMAL BREAK | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL) | REFER TO SHEET A602 FOR ADDITIONAL INFORMATION
- EIFS SYSTEM | PRODUCT: DRYVIT OUTSULATION PLUS MD w/ MOISTURE DRAINAGE SYSTEM | TEXTURE: DRYVIT LYMESTONE | PAINTED
- SEE FINISH SCHEDULE

1 WEST ELEVATION REFER TO RENDERINGS AND MATERIALS BOARD FOR TRUE COLOR PALATE
1/4" = 1'-0"

PR-2023-001571 (MOD, CUP, DR) EXHIBIT 8 PLANS

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:

AO
Architecture.
Design.
Relationships.

Professional Seal:

Project Title:

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



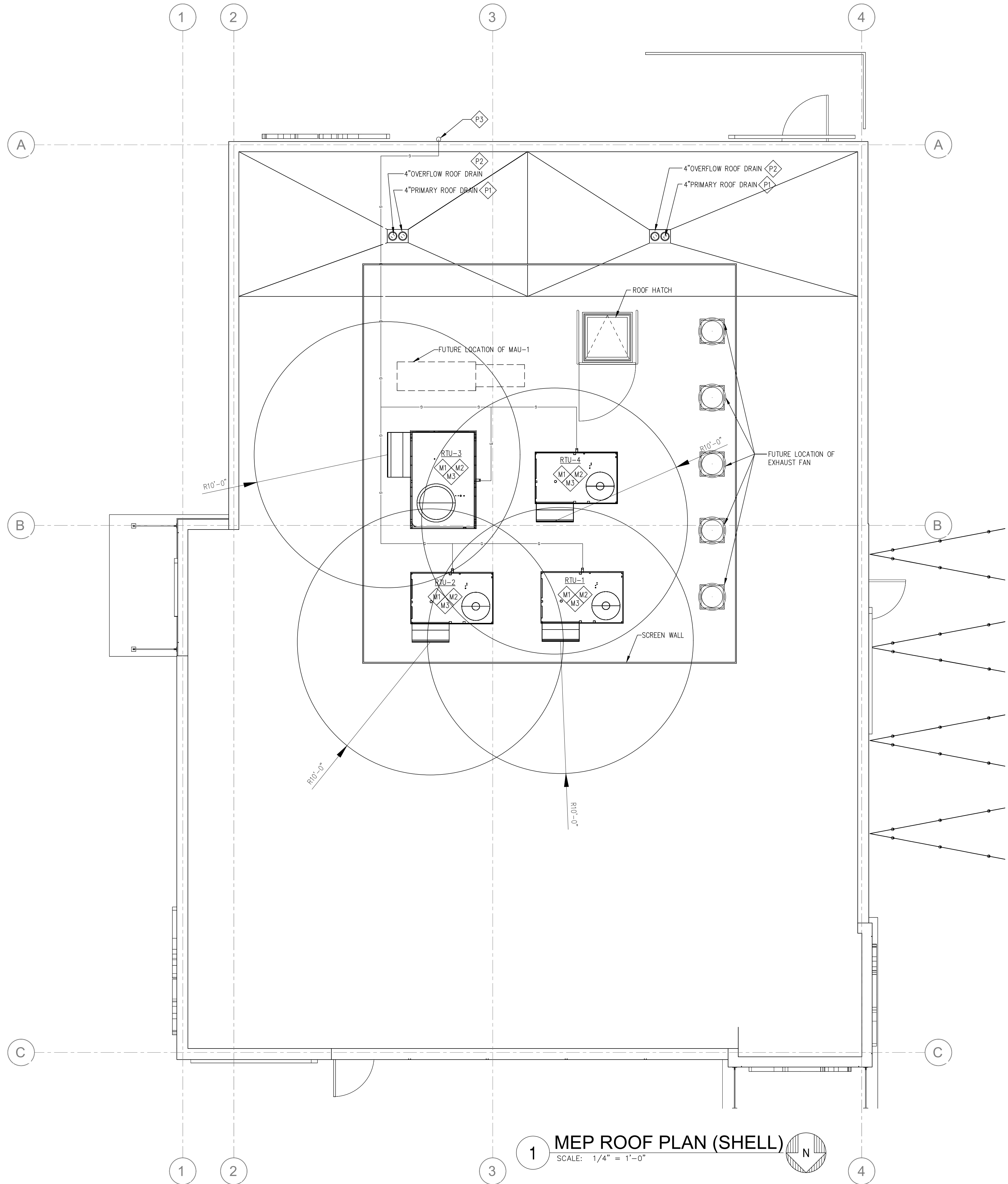
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No.	Description	Date

EXTERIOR ELEVATIONS

Project Number: 6360
Drawn By: Author
Issue Date: 08/29/2023
DPM: DPM
DM: DM
CPM: CPM

A200.



MECHANICAL KEYED NOTES

- M1 NEW ROOF TOP UNIT AS SHOWN IN SCHEDULE ON SHEET M2.2. UNIT SHALL BE LOCATED SUCH THAT SUPPLY AND RETURN DUCTWORK DROP BETWEEN JOISTS. SEE SHEET M2.1 FOR CONTINUATION. RUN CONDENSATE LINE TO NEAREST ROOF DRAIN.
- M2 CONTRACTOR TO PROVIDE U.L. LISTED IONIZATION TYPE SMOKE DETECTOR INTERLOCKED W/ RTU CONTROLS TO SHUT RTU DOWN UPON ACTIVATION OF DETECTOR. LOCATE IN RETURN AIR DUCTWORK. DETECTORS SHALL BE ACCESSORIZED WITH VISIBLE AND AUDIBLE SIGNALS IN AN APPROVED LOCATION. (2022 IMC W/2022 NC MC AMENDMENTS CH.606.4.1. EX.2).
- M3 PROVIDE AND INSTAL TWO PIECE THERMOSTAT (COSTA02AE1L COMML TOUCHSCREEN) INSTALLED AT ROOFTOP UNIT. ROOFTOP UNIT CONTRACTOR TO LEAVE MINIMUM 50' OF WIRE AT THERMOSTAT FOR TENANT FINISH INSTALLATION. THERMOSTAT SENSOR TO BR PROVIDED BUT NOT INSTALLED. COORDINATE WITH OWNER REPRESENTATIVE.

PLUMBING KEYED NOTES

- P1 PROVIDE WADE 3220 (OR EQUAL) ROOF DRAIN. FIELD VERIFY EXACT REQUIREMENTS PRIOR TO COMMENCING WORK.
- P2 PROVIDE WADE 3220 (OR EQUAL) OVERFLOW ROOF DRAIN WITH 2" DAM. FIELD VERIFY EXACT REQUIREMENTS PRIOR TO COMMENCING WORK.
- P3 GAS DN TO GAS METER.

Bakery-Cafe #:

1234

SYSTEM: NEXT-GEN

Project Team:

120 DEGREEZ
MEP ENGINEERING

San Diego |
Los Angeles
www.120degreez.com
619.323.1515 | 310.364.5228
Mechanical | Electrical | Plumbing

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 1234
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508

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No.	Description	Date

MEP ROOF PLAN -
SHELL

Project Number: 1234
Drawn By: _____
Author: _____
Issue Date: XX.XX.XX
DPM: _____ DM: _____ CPM: _____

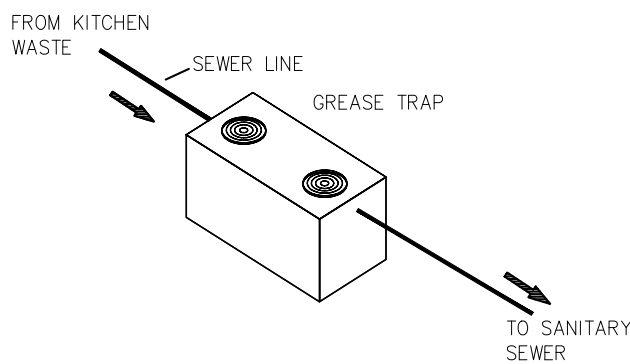
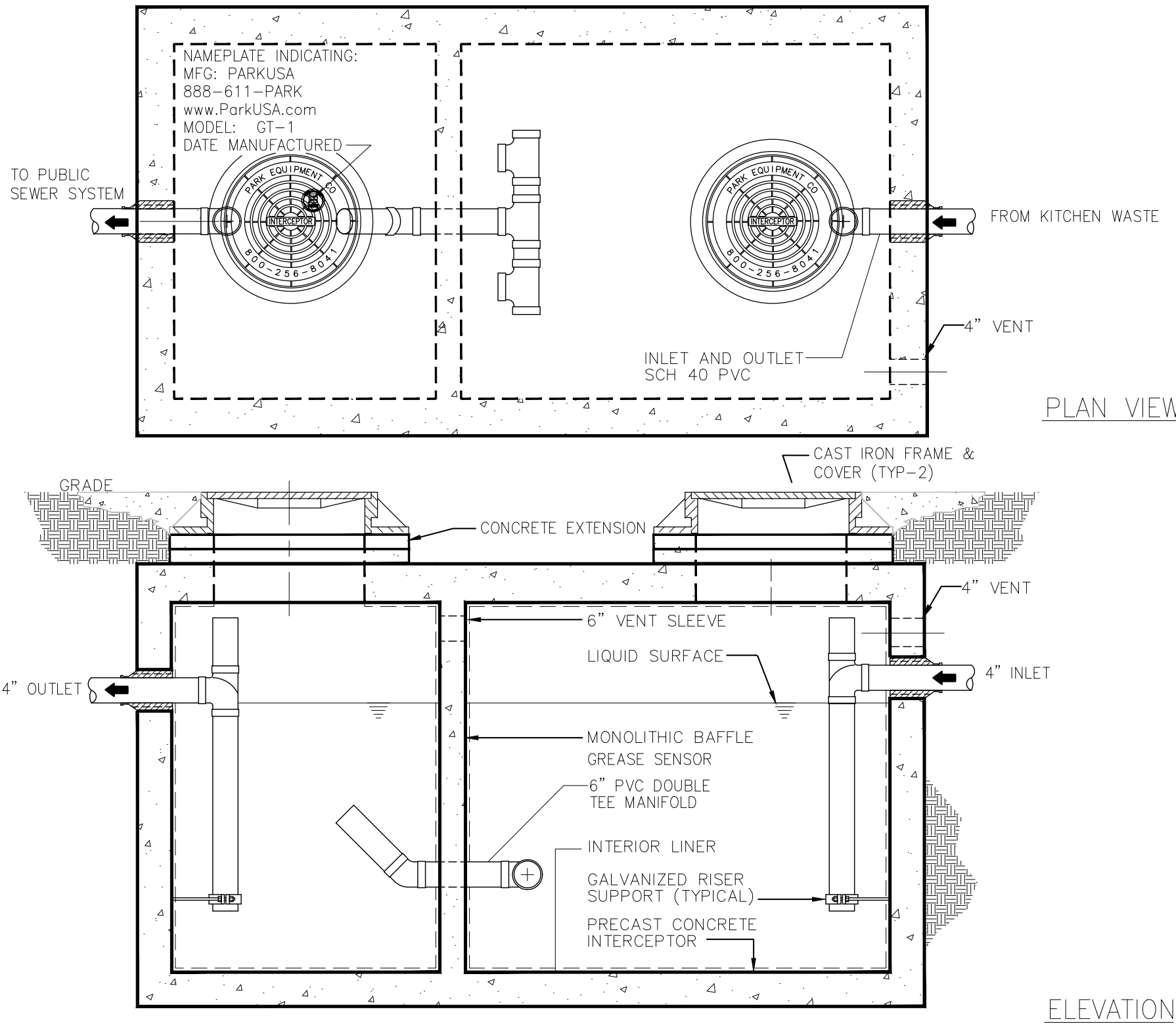
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PLUMBING FIXTURE SCHEDULE

FIXT. ID	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN				REMARKS
				W	V	CW	HW	
FOO	FLOOR CLEANOUT	WATTS	CO-200-S	PIPE SIZE	-	-	-	WATTS DRAINAGE CO-200-S EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5" X5" SQUARE ADJUSTABLE GASKETED NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG, AND NO HUB (STANDARD) OUTLET.
GCO	GRADE CLEANOUT	WATTS	CO-200-SX	PIPE SIZE	-	-	-	WATTS DRAINAGE CO-200-SX EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5'X5" SQUARE ADJUSTABLE GASKETED HEAVY DUTY NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG AND NO HUB (STANDARD) OUTLET.
WH-I	WALL HYDRANT	JAY R. SMITH	569QT	-	-	3/4"	-	WITH VACUUM BREAKER.
DSN-I	DOWNSPOUT NOZZLE	JAY R. SMITH	1770	-	-	-	-	

GREASE INTERCEPTOR SCHEDULE

MARK	FIXTURE	LOCATION	DESCRIPTION / REMARKS
GI-1	GREASE INTERCEPTOR	SEE PLANS	PARK USA GT-1250, MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY. THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO UPC/CPC AND REGIONAL PLUMBING CODES. INSTALL PER MANUFACTURER'S INSTRUCTIONS. 4" THICK MINIMUM CONCRETE REINFORCED CONCRETE SLAB OVER THE INTERCEPTOR IS REQUIRED



TYPICAL APPLICATIONS INCLUDE COMMERCIAL AND INDUSTRIAL FOOD SERVICE KITCHENS WHERE EXCESSIVE GREASE MAY INTERFERE WITH THE PROPER DRAINAGE OF THE SEWER SYSTEM. THE GREASE INTERCEPTOR IS GENERALLY BURIED BELOW GRADE FOR GRAVITY FLOW.

SPECIFICATIONS

- CONCRETE : CLASS 1/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED, SLIDE-IN TYPE IS NOT ACCEPTABLE)
- REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
- C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

GREASE INTERCEPTOR SCHEDULE								
MODEL NO.	CAPACITY USGal	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-500	500	1,200	9,500	7'-10"	4'-4"	4'-6"	3'-3"	3'-0"
GT-750	750	1,700	9,900	7'-10"	4'-4"	6'-0"	4'-5"	4'-2"
GT-1000	1,000	2,300	13,350	8'-8"	5'-0"	6'-0"	4'-9"	4'-6"
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-6"
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"
GT-2000	2,000	4,600	21,250	9'-0"	6'-0"	8'-0"	6'-9"	6'-6"
GT-2500	2,500	5,700	27,050	13'-0"	7'-0"	7'-0"	5'-9"	5'-6"
GT-3000	3,000	6,900	33,150	13'-0"	7'-0"	8'-0"	6'-9"	6'-6"
GT-3500	3,500	8,000	38,550	13'-0"	7'-0"	8'-6"	7'-3"	7'-0"
GT-4000	4,000	9,300	38,100	16'-0"	8'-6"	7'-0"	5'-9"	5'-6"

OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION

ENGINEERING DATA

THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO UPC/IPC AND REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL & BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER UPON REQUEST.

CONSULT WITH PARKUSA COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.



1 GREASE INTERCEPTOR DETAIL
SCALE: NONE

PLUMBING SPECIFICATIONS:

- GENERAL:
 - ALL PLUMBING WORK INCLUDING INSTALLATION, EQUIPMENT, FIXTURES AND PIPING SHALL BE INSTALLED IN STRICT COMPLIANCE WITH LOCAL CODE AND ADOPTED ORDINANCES, AND REGULATIONS SET FORTH BY THE AHJ (AUTHORITY HAVING JURISDICTION).
 - ROUTING OF ALL SANITARY PLUMBING, DOMESTIC WATER PIPING AND GAS PIPING SHOWN ON THE PLANS IS SHOWN WITH THE INTENTION OF INDICATING THE APPROXIMATE LOCATION OF EXISTING CONDITIONS, AND NEW ITEMS. PLUMBING CONTRACTORS SHALL VISIT THE JOB SITE CONDITIONS PRIOR TO SUBMITTING BIDS OR STARTING WORK. THIS CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HIS WORK WITH THE WORK OF ALL OTHER TRADES TO AVOID INTERFERENCE. CONTRACTORS MAY DEVIATE FROM THE LOCATION OF PIPING SHOWN IF INSTALLATION COMPLIES WITH LOCAL CODES AND INDUSTRY PRACTICES, AND IF THE AHJ AND OWNER'S REPRESENTATIVE APPROVE. ITEMS NOT SHOWN ON THE PLANS OR SHOWN IN CONFLICT WITH ANY CODE, REGULATION OR EXISTING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL WORK IN ACCORDANCE WITH LOCAL CODES.
 - PRIOR TO SUBMISSION OF THE CONTRACTOR'S COST ESTIMATE FOR WORK INCLUDED UNDER THIS PROJECT, THE CONTRACTOR SHALL VISIT THE JOB SITE TO EXAMINE ALL EXISTING CONDITIONS RELATED TO HIS WORK, AND UPON FINAL EXAMINATION OF SUCH SHALL SUBMIT A FINAL PROPOSAL AS EVIDENCE THAT THIS CONTRACTOR HAS VISITED SAID SITE AND VERIFIED ALL EXISTING AND PROJECT CONDITIONS. CLAIMS OF ADDITIONAL WORK OR ADD-ONS DUE TO NON-VERIFICATION OF EXISTING CONDITIONS WILL NOT BE CONSIDERED BY THE OWNER. ALL ADDITIONAL WORK WHICH IS NOT CLEARLY APPROVED PRIOR TO PERFORMANCE OF SUCH WORK WILL BE CHARGED TO THE CONTRACTOR, AND IF NOT SETTLED WILL BE HELD FROM HIS FINAL PAYMENT.
- MATERIALS:
 - DOMESTIC WATER PIPING:

WATER PIPING SHALL BE TYPE-L COPPER WITH WROUGHT FITTINGS. LEAD-FREE SOLDER OR SILVER SOLDER SHALL BE USED AT ALL POINTS OF CONNECTION. HANGERS SHALL BE EQUAL TO CLEVIS TYPE HANGERS AND SHALL BE USED ON ALL PIPING AT INTERVALS AS REQUIRED BY CODE. THE CONTRACTOR SHALL ALLOW ADDITIONAL CLEARANCE FOR EXPANSION AND CONTRACTION FOR INSULATED AND NON-INSULATED PIPING. AT THE CONTRACTOR'S OPTION CROSS LINKED POLYETHYLENE (PEX) PIPING MAY BE UTILIZED WHERE ALLOWED BY THE AUTHORITY HAVING JURISDICTION.

ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL COMPLY WITH THE LEAD FREE REQUIREMENTS AS NOTED IN SECTION 1417 OF THE SAFE DRINKING WATER ACT.
 - DRAIN, WASTE AND VENT PIPING:

DRAIN, WASTE, AND VENT PIPING SHALL BE SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON, AS REQUIRED BY CODE. PVC SHALL NOT BE USED IN RETURN AIR PLenums WHERE PROHIBITED BY CODE. WHERE FLOOR OR HUB DRAINS ARE SHOWN AS CAST IRON, THE CONTRACTOR SHALL PROVIDE A SUITABLE COUPLING WHICH IS APPROVED BY CODE.

ALL CAST IRON SOIL PIPE/FITTINGS BELOW OR ABOVE GROUND SHALL BEAR THE COLLECTIVE TRADEMARK OF CISPI AND/OR BE "NSF INTERNATIONAL".

ALL STANDARD COUPLINGS SHALL BE IN COMPLIANCE TO CISPI 310 (LATEST EDITION), BEARING THE MARK OF NSF INTERNATIONAL.

OR

AT THE CONTRACTOR'S OPTION AND WHERE ALLOWED BY CODE AND THE LOCAL AUTHORITY HAVING JURISDICTION SCHEDULE 40 PVC-DWV MAY BE USED.

CONDENSATE DRAIN LINES FOR COOLERS AND FREEZER SHALL BE COPPER.
- VALVES:

SHUT OFF VALVES SHALL BE EITHER GATE-TYPE OR BALL VALVES BY "ORANGE", "STOOHAM" OR "POWELL" MIXING VALVES SHALL BE BY "LAWLER" OR APPROVED EQUAL. BACKWATER VALVES SHALL BE BY "ZURN" OR APPROVED EQUAL. ALL VALVES SHALL MEET THE LEAD FREE REQUIREMENTS AS NOTED IN SECTION 1417 OF THE SAFE DRINKING WATER ACT.
- PLUMBING SPECIALTIES:
 - WATER HAMMER ARRESTORS:

PROVIDE FACTORY MANUFACTURED WATER HAMMER ARRESTORS BY "NIBCO", "WADE" OR EQUAL AT THE CONTRACTOR'S OPTION AND WHERE ALLOWED BY CODE, 12" HIGH AIR CHAMBERS CONSTRUCTED OF (LEAD FREE) TYPE-L COPPER AND ONE SIZE LARGER THAN THE SUPPLY PIPING SHALL BE ALLOWED.
 - CLEAN OUTS:

WALL CLEAN OUTS SHALL HAVE STAINLESS STEEL COVERS AS MANUFACTURED BY "WADE" OR APPROVED EQUAL. FLOOR CLEAN OUTS SHALL HAVE SATIN FINISH NICKEL TOP, IN FINISHED AREA, AND SATIN BRONZE CAP IN AREAS WHICH ARE NOT FINISHED. CLEAN OUTS SHALL BE MANUFACTURED BY "WADE" OR APPROVED EQUAL.
 - FIXTURES:

PLUMBING SHALL BE AS SPECIFIED ON THESE PLANS OR ON THE ARCHITECTURAL PLANS. ALL FIXTURES SHOULD MEET ADA REQUIREMENTS WHERE APPLICABLE. FIXTURES SHOULD BE OF THE HIGHEST QUALITY BY "AMERICAN STANDARD", "KOHLER" OR APPROVED EQUAL AND SHALL MEET THE LEAD FREE REQUIREMENTS AS NOTED IN SECTION 1417 OF THE SAFE WATER DRINKING ACT.
 - WATER HEATERS:

IF NEW WATER HEATER(S) ARE TO BE INSTALLED THEY SHALL BE AS SPECIFIED ON THE PLANS, AND SHALL BE OF COMMERCIAL GRADE, AND AOA APPROVED IS GAS FIRED AND UL APPROVED IF ELECTRIC. HEATERS SHALL HAVE A 150 PSI WORKING PRESSURE RATING. WATER HEATERS AND ALL COMPONENTS SHALL MEET THE LEAD FREE REQUIREMENTS AS NOTED IN SECTION 1417 OF THE SAFE DRINKING WATER ACT. WATER HEATER INSTALLATION MANUALS SHALL BE GIVEN TO THE OWNER. SEE PLUMBING FIXTURE SCHEDULE.
 - GAS PIPING:

ALL GAS PIPING SHALL BE SIZED, INSTALLED, TESTED, AND LABELED IN ACCORDANCE WITH LOCAL CODE. GAS PIPING SHALL BE SCHEDULE 40 BLACK IRON OR TYPE-L COPPER WITH BRAZED FITTINGS. BUSHINGS ARE PROHIBITED. BELL REDUCERS SHALL BE INSTALLED AT REDUCTION IN PIPE SIZE. GROUND JOINT UNIONS AND SHUT OFF VALVES SHALL BE INSTALLED AT ALL GAS APPLIANCES. FLEXIBLE GAS LINES ARE PROHIBITED ON STATIONARY APPLIANCES AND SHALL ONLY BE INSTALLED ON FULLY PORTABLE EQUIPMENT. A RESTRAINT CABLE SHALL BE ATTACHED TO ANY FLEXIBLE CONNECTOR AND THE FLOOR SUCH THAT THE FLEXIBLE CONNECTOR CANNOT BE OVER EXTENDED.
- EXECUTION:
 - ALL PLUMBING FIXTURES, EQUIPMENT AND PIPING SHALL BE INSTALLED PER LOCAL CODE AND ESTABLISHED INDUSTRY PRACTICES. LOCATE ALL PIPING, AS SHOWN ON THE PLANS.
 - COORDINATE WITH ALL OTHER TRADES TO AVOID INTERFERENCE, AND ADHERE TO ALL SPECIFICATIONS AND MANUFACTURER GUIDELINES.
 - RUN ALL DOMESTIC WATER PIPING AS HIGH AS POSSIBLE. INSTALL HANGERS AND STRAPPING, ALLOWING FOR EXPANSION AND CONTRACTION OF PIPING. DO NOT HANG OR SUPPORT OTHER EQUIPMENT OR PIPING FROM WATER LINES. SEPARATE HOT AND COLD WATER LINES A MINIMUM OF SIX (6) INCHES. INSULATE ALL PIPING WITH 1" INSULATION WHICH MEETS OR EXCEEDS 25/50 RATINGS.
 - INSTALL SOIL, WASTE AND VENT PIPING WITH A MINIMUM SLOPE OF 1/4" PER FOOT IN THE DIRECTION OF FLOW FOR DRAINS AND AGAINST THE FLOW OF VENT GASES. NO FIXTURE SHALL HAVE AN S-TRAP OR BE DOUBLE TRAPPED.
 - INSULATE ALL DOMESTIC WATER PIPING, HORIZONTAL WASTE PIPING AND STORM DRAINAGE PIPING ABOVE CEILINGS.
 - VALVES:

LOCATE VALVES SO AS TO BE ACCESSIBLE AND SO THAT SEPARATE SUPPORT CAN BE PROVIDED WHEN NECESSARY. INSTALL ALL STEMS UPRIGHT. DO NOT INSTALL VALVES OF DISSIMILAR COMPOSITION WITHOUT AN APPROVED DIELECTRIC FITTING.
 - TEST AND STERILIZATION:

FLUSH, TEST AND STERILIZE ALL PLUMBING PIPING INCLUDING DRAINS, WASTE VENTS AND WATER PIPING PER LOCAL CODES AND REGULATIONS.

Bakery-Cafe #:

1234

SYSTEM: NEXT-GEN

Project Team:

120 DEGREEZ MEP ENGINEERING

San Diego |
Los Angeles
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Mechanical | Electrical | Plumbing

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 1234
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508

Consultant Copyright Placeholder

No.	Description	Date

PLUMBING SPECIFICATIONS, SCHEDULES, AND DETAILS

Project Number: Sheet Number:

1234

Drawn By:

Author:

Issue Date:

XX.XX.XX

DPM:

DM:

CPM:

DPM:

DM:

CPM:

P106

ELECTRICAL SPECIFICATIONS

1. THE GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS SHALL BE CONSIDERED AS PART OF THIS SPECIFICATION.

2. ALL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATION OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND THE MOST RECENT EDITION OF NATIONAL ELECTRIC CODE.

3. FURNISH ALL MATERIALS, EQUIPMENT, LABOR, & SERVICES REQUIRED FOR THE INSTALLATION OF ALL ELECTRICAL WORK & AS REQUIRED TO PROVIDE A COMPLETE & OPERABLE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS.

MATERIALS SHALL BE NEW W/ MANUFACTURERS NAME PRINTED THEREON & UNDERWRITERS LABORATORY LISTED. THE SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE W/ THE DRAWINGS AND/OR SPECIFICATIONS. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE W/ THE DRAWINGS AND/OR SPECIFICATIONS.

4. SUBMIT MATERIAL LISTS AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE OWNERS REPRESENTATIVE FOR REVIEW. SUBMITTALS SHALL BE IN ACCORDANCE WITH GENERAL CONDITIONS AND SHALL BEAR THE STAMP OF THE ELECTRICAL CONTRACTOR SHOWING THAT HE HAS REVIEWED AND APPROVED THEM. LACK OF SUCH CONTRACTORS APPROVAL WILL BE CAUSE FOR REJECTION WITHOUT REVIEW BY THE OWNER.

5. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP MATERIALS, USUAL WEAR EXCEPTED, & SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR ACCEPTANCE OF THE BLDG. BY THE YEAR, THIS CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS & DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE TO THE OWNER.

6. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN THE SPECIFICATIONS, THAT CAN BE LEGITIMATELY & REASONABLE BE INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED & INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.

7. NOTIFY ARCHITECT IMMEDIATELY OF POSSIBLE CONFLICTS WITH STRUCTURE, MECHANICAL, OR OTHER FEATURES, WHERE JOB CONDITIONS REQUIRE REASONABLE CHANGES IN LOCATIONS & ARRANGEMENT OF INDICATED EQUIP., CONDUIT, OUTLETS, OR WIRING, CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT COST TO OWNER.

8. CONTRACTOR SHALL FILE PLANS WITH AND OBTAIN APPROVALS FROM MUNICIPAL AGENCIES. ALL PERMITS AND CERTIFICATES OF INSPECTION SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. PERTINENT CERTIFICATES SHALL BE DELIVERED TO THE OWNERS REPRESENTATIVE, PRIOR TO FINAL BILLING.

ANY FEES ASSOCIATED WITH CONSTRUCTION AND INSPECTION SHALL BE BORNE BY THE CONTRACTOR IN ORDER TO DELIVER TO THE OWNER A FINISHED BUILDING, READY FOR OCCUPANCY AND 100% OPERATION.

9. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS.

HE SHALL CAREFULLY EXAMINE THE EXISTING CONDITIONS AND LIMITATIONS THEREOF. HE SHALL ASCERTAIN CONDITIONS UNDER WHICH THE WORK MUST BE PERFORMED, INCLUDING THE HANDLING OF MATERIALS, SECURITY AND LIMITING FIELD DIMENSIONS. FURTHER, THIS CONTRACTOR SHALL PROVIDE FIELD VERIFICATION OF LOCATION OF POINTS OF CONNECTION TO LANDLORD'S ELECTRICAL AND TELEPHONE EQUIPMENT AND DISTANCE FROM LEASED SPACE.

ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS DISCOVERED AS A RESULT OF THE AFOREMENTIONED FIELD SURVEY, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE, PRIOR TO COMMENCING ANY WORK. ANY ADDITIONAL COSTS RESULTING FROM CONTRACTORS FAILURE TO DO SO SHALL BE HIS RESPONSIBILITY AND SHALL BE BORNE BY HIM.

10. ANY DEVIATION FROM PLANS WITHOUT PRIOR APPROVAL OF THE ARCHITECT SHALL BE CAUSE FOR THE REJECTION OF MATERIALS AND/OR METHODS, AND ANY COST INCURRED TO CORRECT SUCH DEVIATION TO THE SATISFACTION OF THE AE SHALL BE BORNE BY THE CONTRACTOR.

11. THE SUBMISSION OF A PROPOSAL, SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL, FOR MATERIALS AND LABOR, BECAUSE OF DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE.

12. ANY COSTS INCURRED DUE TO LACK OF COOPERATION AMONG THE TRADES SHALL BE BORNE BY THE CONTRACTOR.

13. CONTRACTOR SHALL SUBMIT 6 COPIES OF SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR APPROVAL FOR ALL EQUIPMENT AND DEVICES INSTALLED. THERE WILL BE NO DRAW UNTIL SHOP DRWGS. HAVE BEEN SUBMITTED & REVIEWED BY ARCH-ENGR.

14. THE EQUIPMENT ROUGH-INS AS SHOWN ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. HOWEVER, IN SOME INSTANCES, THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT MAY VARY FROM WHAT IS SHOWN. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUB-SEQUENT RELOCATION DIRECTLY UPON THE CONTRACTOR.

15. PLAN & INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, & KEEP OPENINGS & PASSAGEWAYS CLEAR.

16. ELECTRICAL CONTRACTOR SHALL RECORD ALL FIELD CHANGES IN HIS WORK AS THE JOB PROGRESSES. AN ACCURATE RECORD OF ALL WORK AS ACTUALLY INSTALLED.

UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS AUTHORIZED, SHALL TURN OVER TO THE OWNERS REPRESENTATIVE A RECORDED SET OF PRINTS SHOWING THESE CHANGES.

17. THIS CONTRACTOR SHALL DO ALL CUTTING, CHASING, OR CHANNELING AND PATCHING REQUIRED FOR ANY WORK HEREIN SPECIFIED.

ALL OPENINGS THROUGH STRUCTURALLY SUPPORTED SLABS MUST BE COREBORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF. SLEEVES MUST EXTEND AT LEAST 2" AFF.

ALL SLEEVES, OPENINGS, ETC. THROUGH FIRE RATED WALLS AND FLOORS SHALL BE SEALED AFTER CONDUIT INSTALLATION TO RETAIN FIRE RATING.

18. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIR.

HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL, SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK AND SHALL BE SECURED TO THE BUILDING STRUCTURE, NOT TO PIPING OR DUCTWORK.

ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE RUN IN STRAIGHT LINES PARALLEL WITH OR AT RIGHT ANGLES TO COLUMN LINES AND SEPARATED AT LEAST 3" FROM WATER LINES WHEREVER THEY RUN ALONG SIDE OR ACROSS SUCH LINES.

19. EVERY PART OF THE INSTALLATION SHALL BE TESTED, OPERATED AND LEFT IN PERFECT WORKING ORDER.

TEST ALL WIRES AND CABLES INSTALLED UNDER THIS CONTRACT WITH A 1,000 VOLT MEGOHM METER. ANY READINGS THAT ARE LOWER THAN REQUIRED BY GOOD PRACTICE OR APPLICABLE CODES, PROMPTLY REPLACE THE MATERIALS OR EQUIPMENT INVOLVED.

SHOULD TESTING REVEAL ANY OTHER DEFECTS, PROMPTLY CORRECT SUCH DEFECTS AND RE-RUN TESTS UNTIL THE ENTIRE INSTALLATION IS SATISFACTORY IN ALL RESPECTS.

20. ALL ITEMS IN THE NOTES, SCHEDULES AND LEGEND MAY NOT NECESSARILY APPEAR ON THESE DRAWINGS.

21. TWO COPIES OF OPERATION AND MAINTENANCE MANUALS FOR THE EQUIPMENT HEREIN INSTALLED SHALL BE GIVEN TO THE OWNER PRIOR TO ACCEPTANCE OF THE BUILDING FOR OCCUPANCY.

22. GUARANTEE:

CONTRACTOR IS TO GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE PROJECT BY THE OWNER. IT IS UNDERSTOOD BY HIS ACCEPTANCE OF THE CONTRACT THAT THIS CONTRACTOR WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY HAS BECOME DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.

FOR THE SAME PERIOD, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

23. THE CONTRACTOR, BEFORE FINAL ACCEPTANCE BY THE OWNER WILL BE GRANTED, SHALL CHARGE ALL LIGHTING FIXTURES, DEVICE PLATES, SERVICE FITTINGS AND OTHER ITEMS FURNISHED UNDER THIS CONTRACT. HE SHALL INSURE THAT ALL DIRSECTORIES ARE IN PLACE WITH COMPLETED OR REVISED SCHEDULES AND ALL IDENTIFICATIONS AND MARKINGS OF EQUIPMENT, CABLES AND OTHER ITEMS ARE COMPLETED.

24. THIS CONTRACTOR SHALL COORDINATE SEQUENCE OF WORK WITH ALL OTHER TRADES. CONTRACTOR SHALL VERIFY VOLTAGE OF MECHANICAL EQUIPMENT AND FLUORESCENT FIXTURE BALLASTS, PRIOR COMMENCING ANY WORK.

NO REMOVALS SHALL BE MADE WITHOUT OWNERS APPROVAL. ALL EXISTING EQUIPMENT, MATERIALS, ETC. THAT ARE NOT TO BE REUSED SHALL BE REMOVED COMPLETELY AND DISPOSED OF BY THIS CONTRACTOR.

25. IT SHALL BE THIS CONTRACTORS RESPONSIBILITY, PRIOR TO ANY INDIVIDUAL CIRCUITS INSTALLATION, TO VERIFY WITH ALL OTHER TRADES CONCERNED THAT THE CIRCUIT WITH DEVICES AS DRAWN IS ADEQUATE IN SIZE AND MAKE-UP FOR THE MECHANICAL AND/OR KITCHEN EQUIPMENT TO BE INSTALLED. IF ANY CONFLICT IN VOLTAGE, PHASE OR LOAD IS ENCOUNTERED WHICH WOULD ALTER THE CIRCUIT SIZE, THIS CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER IMMEDIATELY. FAILURE TO DO SO SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT CIRCUIT CHANGE DIRECTLY UPON THE CONTRACTOR.

26. REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION OF THER-MOSTATS, UNITS AND OTHER SPECIAL EQUIPMENT. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS, JUNCTION BOXES AND DISCONNECT SWITCHES, THERMOSTAT AND CONTROL WIRING.

27. THIS CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY POWER AND SHALL PAY THE COST FOR THE UTILITY CONNECTION AND SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE TEMPORARY WORK AND FOR THE REMOVAL OF SAME.

CONTRACTOR SHALL PAY ALL UTILITY CHARGES IN CONNECTION WITH THE TEMPORARY POWER.

CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTION FOR ALL POWER EQUIPMENT USED ON THE PREMISES DURING CONSTRUCTION.

28. GENERAL SCOPE OF WORK

CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT AND FEES REQUIRED TO COMPLETELY INSTALL, TEST AND PLACE THE HEREIN SPECIFIED EQUIPMENT, COMPONENTS, CONTROLS, AND SYSTEMS IN SERVICE.

COMPLETE POWER AND LIGHTING DISTRIBUTION SYSTEMS INCLUDING ALL PANELS AND COMPLETE BRANCH CIRCUIT WIRING SYSTEM.

TEMPORARY ELECTRICAL SERVICE AS REQUIRED FOR CONSTRUCTION.

COMPLETE LIGHTING FIXTURE INSTALLATION.

COMPLETE UTILITY MOTOR WIRING SYSTEM (EXCEPT AS NOTED)

COMPLETE TELEPHONE CONDUIT SYSTEM INCLUDING CONDUIT FROM POINT OF CONNECTION TO UTILITY COMPANY SERVICE AND ALL TERMINAL DEVICES, BOXES, CONDUIT, PLATES, ETC.

PROVISIONS FOR FIRE ALARM SYSTEM AS REQUIRED BY CODE.

WIRING AND FINAL CONNECTION TO ALL SIGNS AND GRAPHICS.

TESTING OF ALL CABLES AND CIRCUIT WIRING AFTER INSTALLATION.

TESTING OF ALL ELECTRICAL EQUIPMENT.

WARRANTY OF ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT CLOSE-OUT.

29. ELECTRICAL SERVICE

PROVIDE ELECTRICAL AS INDICATED ON THE DRAWING.

ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR THE POWER COMPANY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

CLOSELY COORDINATE ENTIRE INSTALLATION WITH THE POWER COMPANY.

CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY FOR INSTALLATION OF METERING.

THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SUPPLY TERMINALS FROM THE POWER COMPANY & OR MAIL SHOPPING CENTER POWER SOURCE. THE SERVICE EQUIPMENT SHALL MEET OR EXCEED THIS RATING PER N.E.C.

30. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL TELEPHONE UTILITY COMPANY FOR TELEPHONE SERVICE TO THE SPACE. CONDUIT SYSTEM FOR TELEPHONE DISTRIBUTION TO THE LEASED PREMISES SHALL BE PROVIDED WHERE REQUIRED FOR UTILITY COMPANY WIRES.

COORDINATE INSTALLATION OF TELEPHONE WORK AND INSTALL ALL CONDUIT FOR TELEPHONE SYSTEM.

OUTLET BOXES SHALL BE 4" SQUARE MINIMUM WITH SINGLE DEVICE COVER AND TELEPHONE PLATE.

PROVIDE INTERIOR TYPE 4-D PLWOOD 24" X 24" TO SERVE AS TELEPHONE TERMINAL BOARD.

31. THIS CONTRACTOR SHALL PROVIDE, INSTALL, AND CONNECT A COMPLETE SYSTEM OF GROUNDING FOR ALL EQUIPMENT AND STRUCTURES. A GOOD MECHANICAL AND ELECTRICAL CONNECTION SHALL BE MADE WITH APPROVED GROUNDING CONNECTORS.

ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS SHALL COMPLY WITH ALL LOCAL, STATE AND NEC CODES AND REGULATIONS.

PANELS, CONDUIT SYSTEMS, MOTOR FRAMES, LIGHTING FIXTURES AND OTHER EQUIPMENT THAT ARE A PART OF THIS INSTALLATION SHALL BE SECURELY GROUNDED BOTH MECHANICALLY AND ELECTRICALLY IN ACCORDANCE WITH ALL CODES.

MAIN GROUNDING SYSTEM SHALL BE SIZED TO CONFORM WITH SECTION 250, TABLE 250.94 OF THE NATIONAL ELECTRICAL CODE. PROVIDE CONDUIT TO PROTECT GROUND WIRE FROM DAMAGE TO AN AREA 6 FT. ABOVE FLOOR.

MAKE ALL JOINTS AND CONNECTIONS OF THE CONDUIT SYSTEM TIGHT TO MAINTAIN CONTINUITY OF MECHANICAL AND ELECTRICAL GROUND THROUGHOUT ENTIRE SYSTEM.

GROUND ALL 3 WIRE RECEPTACLES TO THE OUTLET BOXES.

GROUND NEUTRAL FROM THE TRANSFORMER CONNECTED TO WATER LINE.

GROUND CONDUCTOR SHALL BE SUPPLIED IN ALL NON-METALLIC CONDUIT.

32. IF REQUIRED: PROVIDE DRY-TYPE TRANSFORMER WHICH SHALL BE ENCLOSED, VENTILATED TYPE WITH KVA AND VOLTAGE RATINGS AS CALLED FOR ON THE DRAWING AS MANUFACTURED BY SQUARE-D OR EQUAL.

TRANSFORMER SHALL HAVE A MINIMUM OF 150 DEGREE, CLASS H INSULATION AND A MINIMUM OF (4) 2-1/2" TAPS BELOW AND (2) 2-1/2" TAPS ABOVE RATED PRIMARY VOLTAGE.

SOUND LEVEL SHALL BE LOW AND INSTALLATION SHALL INCLUDE VIBRATION DAMPENING MOUNTS AND FLEXIBLE STEEL CONDUIT FOR PRIMARY AND SECONDARY.

33. LIGHTING FIXTURES:

THE CONTRACTOR SHALL PROVIDE A NEW LIGHTING FIXTURE OF THE TYPE SPECIFIED FOR EACH LIGHTING OUTLET SHOWN WITH COMPLETE LAMPS OR TUBES. ALL FIXTURES SHALL BE HUNG AND MOUNTED IN PLACE, PROPERLY WIRED, TESTED AND LEFT READY FOR OPERATION.

34. PANELBOARDS AND BREAKERS SHALL BE BY SQUARE-D OR EQUAL.

PANEL SHALL BE CIRCUITED SP THAT THE LOAD IS DISTRIBUTED EVENLY ACROSS ALL THREE PHASES.

PANELBOARDS SHALL CONTAIN A TYPEWRITTEN DIRECTORY WITH A PLASTIC COVER AFFIXED TO THE INSIDE DOOR.

ALL PANELBOARDS AND EMERGENCY LIGHTING DISCONNECT SWITCHES SHALL BE LABELED WITH RESPECT TO THEIR TITLE, VOLTAGE AND PHASE, I.E. PANEL "A" 120/208/0. LABEL SHALL BE PHENOLIC PLASTIC WITH WHITE LETTERS AND BLACK BACKGROUND. LABELS SHALL BE PERMANENTLY FIXED TO THE EQUIPMENT.

35. LIGHTING PANELBOARD SHALL BE 3-PHASE, 4-WIRE DISTRIBUTED PHASE TYPE WISOLD NEUTRAL. LIGHTING FIXTURES, DEVICES AND/OR BREAKERS SHALL BE BOLTED TYPE, THERMAL MAGNETIC WITH ALL TWO OR THREE POLE BREAKERS HAVING COMMON TRIP.

ALL BREAKERS SHALL BE BOLTED TYPE, THERMAL MAGNETIC WITH ALL TWO OR THREE POLE BREAKERS HAVING COMMON TRIP. CIRCUIT BREAKERS SHALL BE RATED FOR MINIMUM 10,000 AMP SYMMETRICAL SHORT CIRCUIT CURRENT AT 120/208V.

CIRCUIT BREAKERS SERVING LIGHTING CIRCUITS SHALL BE RATED FOR SWITCH SERVICE.
36. WIRING DEVICES:

WALL SWITCHES, SINGLE POLE, DOUBLE POLE, AND THREE WAY SHALL BE GENERAL DUTY, FLUSH, TOGGLE SWITCHES. SPECIFICATION GRADE, 20A, 120/277V, WITH SCREW TERMINALS. MANUFACTURERS SHALL BE HUBBELL, BRYANT, PASS & SEYMORE, OR LEVITON.

GENERAL DUTY DUPLEX RECEPTACLES SHALL BE 2-POLE, 3-WIRE GROUNDING TYPE, SPECIFICATION GRADE, 20A, 120V, NEMA 5-20R UNLESS OTHERWISE INDICATED. MANUFACTURERS SHALL BE HUBBELL, BRYANT, PASS & SEYMORE, OR LEVITON.

GROUND FAULT INTERRUPTER RECEPTACLE SHALL BE GENERAL DUTY, DUPLEX RECEPTACLES, GROUND FAULT CIRCUIT INTERRUPTER, DOWNSTREAM RECEPTACLES ON A SINGLE CIRCUIT, GROUNDING TYPE UL-RATED CLASS A, GROUP 1, 20A, 120V, 60 HZ, WITH SOLID-STATE GROUND FAULT SENSING AND SIGNALING, WITH 5 MILLIAMPERES GROUND-FAULT TRIP LEVEL, IN NEMA 5-1SR CONFIGURATION. MANUFACTURERS SHALL BE HUBBELL, BRYANT, PASS & SEYMORE, OR LEVITON.

DUPLEX ISOLATED GROUND TYPE RECEPTACLE SHALL BE 2-POLE, 4-WIRE, 15A STRAIGHT BLADE DEVICE WITH SEPARATE ISOLATED GROUND AND BUILDING GROUND CONNECTIONS, IN NEMA 5-1SR CONFIGURATION, AS MANUFACTURED BY HUBBELL IG-5302.

WIRING DEVICE ACCESSORIES INCLUDING ALL WALL PLATES SHALL BE PROVIDED AT EACH DEVICE. WALL PLATES SHALL BE SAME COLOR AS DEVICE AND MANUFACTURED AS A COMPANION TO THE DEVICE.

ANY ELECTRICAL OUTLETS WITHIN 6 FEET OF A SINK SHALL BE GFI PROTECTED. PROVIDE EITHER INDIVIDUAL GFI DEVICES OR GFI CIRCUIT BREAKERS, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OR SCHEDULES.

PROVIDE A 120 VOLT RECEPTACLE WITHIN 25 FEET OF ALL HVAC EQUIPMENT ON THE ROOF.

ALL EXTERIOR RECEPTACLES AND DEVICES SHALL BE WEATHERPROOF.

ELECTRICAL DEVICES, DISCONNECT SWITCHES, ETC. SHALL BE SUPPORTED INDEPENDENT OF & ISOLATED FROM EQUIP. VIBRATIONS.

37. PROVIDE SAFETY AND DISCONNECT SWITCHES, FUSED OR NON-FUSED AS REQUIRED BY CODE OR SHOWN ON DRAWINGS. SWITCHES SHALL BE SQUARE-D, GENERAL ELECTRICAL, OR EQUAL.

FURNISH AND INSTALL DUAL ELEMENT CURRENT LIMITING FUSES OF TYPE AND AMPACITY DESIGNED TO PROTECT SYSTEMS AGAINST AVAILABLE SHORT CIRCUIT FAULT CURRENT.
38. COORDINATE ALL EQUIP. CONNECTIONS W/ EQUIP. SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITION FUSED DISCONNECT SWITCHES & CONTROLS, IF OVERCURRENT PROTECTION OR CONTROLS ARE NOT INTEGRAL W/ UNITS.

ALL ELECTRICAL EQUIP. ON ROOF OR OUTSIDE THE BLDG. SHALL BE IN NEMA-3R OR NEMA-4 ENCLOSURES.

ALL EQUIP. SHALL BE FUSE SIZED PER MANUF. RECOMMENDATIONS & U.L. APPROVAL.

ALL VIBRATING EQUIP. CONN. SHALL BE SEAL TYPE FLEX, 3/8" MAX.

STARTERS AND RELATED WIRING SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR. OVERLOAD UNITS SHALL BE INSTALLED AS PER NAME PLATE DATA ON EQUIPMENT. ETC. PROVIDE FOR SUCH ITEMS AS ARE NORMALLY SUPPLIED WITH STARTERS INSTALLED (HVAC UNITS, DISHWASHERS ETC.) AT THEIR POINT OF MANUFACTURE. ALL STARTERS SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR WILL MOUNT ALL SUCH STARTERS, AS DIRECTED, FURNISHING SUPPORTING STRUCTURES WHERE NECESSARY.

ALL REMOTE EQUIPMENT ON ROOF OR GROUNDS SHALL HAVE A DISCONNECT SWITCH AT EACH PIECE OF EQUIPMENT. FURNISH FUSED DISCONNECTS AS REQUIRED BY N.E.C.

FULL LOAD AMPS (FLA) SIZES ARE BASED ON SPECIFIED EQUIP. DATA. CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIP. SUPPLIED & COORDINATE ACCORDINGLY PER EQUIP. SUPPLIERS RECOMMENDATIONS.

39. CONDUIT SHALL BE STANDARD STEEL, RIGID, IMC OR EMT (THIN WALL) ACCORDING TO LOCAL CODE.

ALL CONDUIT & J-BOXES SHOWN SHALL BE CONCEALED WHEN POSSIBLE. WHEN NOT POSSIBLE, CONDUIT & J-BOXES MAY BE SURFACE MOUNTED W/ PERMISSION OF THE ARCHITECT.

INSULATE ALL CONDUIT PASSING THROUGH WALK-IN COOLER, FILL AROUND CONDUIT WITH DUCT-IN SEAL WHERE IT PASSES THROUGH COOLER WALL OR CEILING.

ALL EXTERIOR CONDUIT FOR WIRING SHOULD BE MINIMIZED BY ROUTING IN CEILING SPACE. NO EXTERIOR CONDUIT WILL BE ACCEPTED, UNLESS OTHERWISE NOTED.

PAINTING OR ELECTRICAL CONDUITS, ETC., IF REQUIRED, WILL BE BY THE GENERAL CONTRACTOR.
40. RACEWAYS SHALL BE SURFACE METAL TYPE OF THE SIZE AND CHANNEL REQUIRED FOR SERVICE, CONSTRUCTED OF GALVANIZED STEEL WITH SNAP-ON COVERS, WITH 18" MOUNTING SCREW KNOCKOUTS IN BASE APPROXIMATELY 4" O.C. PROVIDE FITTINGS INDICATED WHICH MATCH AND MATE WITH RACEWAY. FINISH WITH MANUFACTURERS STANDARD PRIME COATING SUITABLE FOR PAINTING.
41. OUTLET BOXES AND COVERS SHALL BE ONE-PIECE GALVANIZED STEEL JUNCTION BOXES, PULL BOXES AND COVERS SHALL BE GALVANIZED STEEL, CODE GAUGE AND SIZE.

ALL FEEDERS & BRANCH CIRCUITS SHALL BE THINWALL (90° C) DESIGN IS BASED ON COPPER CONDUCTORS & ALL BRANCH CIRCUIT WIRING SHALL BE COPPER. ALL WIRING SHALL BE IN CONDUIT OR MC TYPE.

ALL WIRE AND CABLE SHALL BE NEW AND SHALL BE BROUGHT TO THE SITE IN UNBROKEN PACKAGES.

ADDITIONAL CONDUCTOR SPECIFICATIONS:

#10 AND SMALLER - SOLID WITH SINGLE BRAID.

#8 AND LARGER - STRANDED WITH AT LEAST DOUBLE BRAID.

MINIMUM WIRE SIZE SHALL BE #12 (#14 MAY BE USED FOR CONTROL.)

WIRES SHALL BE COLOR CODED IN KEEPING WITH NEC STANDARDS.

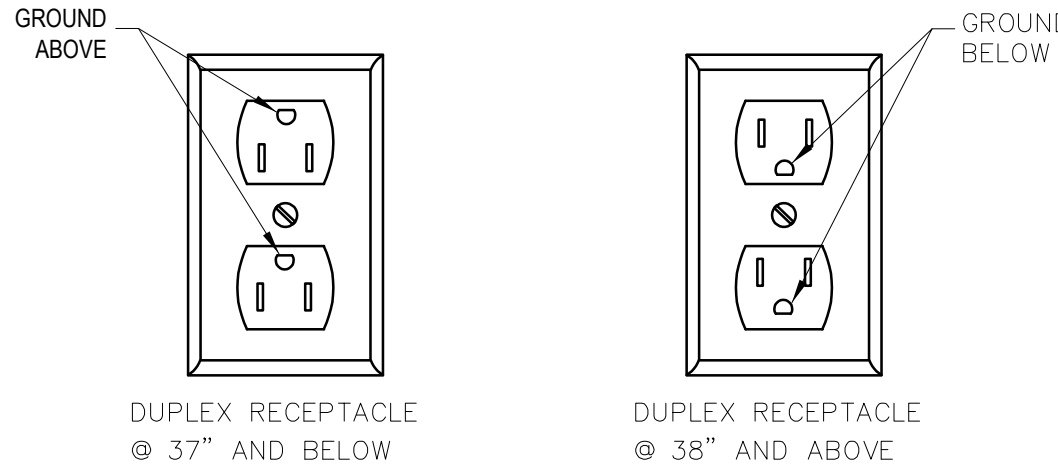
42. PROVIDE IMC FOR FEEDER CONDUIT WHERE INSTALLED ABOVE GRADE. FITTINGS SHALL BE STEEL, THREADED, SET SCREW TYPE W/ INSULATED THROATS. FURNISH EMT CONDUIT OR BX OR MC FOR INTERIOR WIRING NOT SUBJECT TO PHYSICAL DAMAGE. MIN. CONDUIT SIZE SHALL BE 1/2" UNLESS SPECIFICALLY NOTED OTHERWISE. CONDUIT SHALL BE CONCEALED WHERE POSSIBLE & SHALL RUN PARALLEL OR PERPENDICULAR TO BLDG. WALLS OR CEILING. PVC SCHEDULE 40 CONDUIT MAY BE USED FOR UTILITY FEEDERS WHERE BURIED UNDERGROUND. SEE ADDITIONAL NOTES ON ELECTRICAL SERVICE SCHEMATIC.

A SEPARATE GREEN INSULATED EQUIP. GROUNDING CONDUCTOR (BOND) SHALL BE INSTALLED WITH EVERY RACEWAY.

WIRING SHOWN IN THE PANEL SCHEDULE IS THE MINIMUM REQUIRED. RUNS IN EXCESS OF 90'-0" (ONE-WAY) SHALL BE SIZED PER THE N.E.C. MAXIMUM 2% V.D.
43. TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS & MEGGAR TEST FEEDERS & BRANCH CIRCUIT WIRING. INSURE LOW IMPEDANCE GROUND PATH SYSTEM.
44. FINALLY: IT IS THE INTENT THAT THE FOREGOING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE FURNISHED.

THE LOCATION OF THE RECEPTACLES AND FIXTURES SHOWN ON THE DRAWING IS APPROXIMATE AND THE OWNER SHALL HAVE THE RIGHT TO RELOCATE ANY DEVICES BEFORE THEY ARE INSTALLED WITHOUT ANY ADDITIONAL COSTS.

1 RECEPTACLE GROUND LOCATION DETAIL
NOT TO SCALE



Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508



Consultant



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No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

CONSTRUCTION NOTES

Project Number: Sheet Number:

6360

Drawn By:

EU

Issue Date:

02/12/2024

DFM

DM

CPM

E0.01

ELECTRICAL SPECIFICATIONS

THESE SPECIFICATIONS ARE BASED UPON THE 2020 NEC. THE CODE(S) ADOPTED BY THE AUTHORITY HAVING JURISDICTION SUPERCEDE THE SECTIONS LISTED BELOW BUT ONLY IF THOSE REQUIREMENT(S) ARE MORE STRINGENT.

1. INTENT

- 1.1. THESE PLANS, AND ALL ASSOCIATED DOCUMENTS, ARE CONSIDERED TO BE CONTRACT DOCUMENTS AND AS SUCH, CANNOT BE AMENDED OR MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF 120 DEGREEZ ENGINEERING.
- 1.2. FURNISH AND INSTALL A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- 1.3. ALL DRAWINGS ARE SCHEMATIC BY DESIGN AND THE REQUIRED INSTALLATION SHALL NOT BE LIMITED TO WHAT IS DEPICTED HEREIN. ALL APPURTENANCES REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM MUST BE INCLUDED IN THE CONTRACTORS BID AND WORK.
- 1.4. WHEREVER USED IN THESE DOCUMENTS THE WORD OR TERM "SHALL" IS TO BE INTERPRETED AS FOLLOWS: MANDATORY LANGUAGE AND IS WITHOUT EXCEPTION.
2. GENERAL
- 2.1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THEIR BID OR WORK. NO ALLOWANCES WILL BE MADE FOR EXISTING CONDITIONS OR THE CONTRACTORS FAILURE TO ACCOMMODATE EXISTING CONDITIONS ON ANY BID.
- 2.2. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN CLARIFICATION OF ANY APPARENT CONFLICT OR INCONSISTENCY IN THE DRAWINGS, SPECIFICATIONS OR DESIGN PRIOR TO THEIR BID IN WRITING FROM THE ENGINEER. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY TO CORRECT (AT THEIR COST) ANY SUCH ITEMS AS NECESSARY TO MEET THE INTENT OF THESE DOCUMENTS AND ANY ADOPTE CODE OR NATIONAL STANDARD AS INTERPRETED BY THE ENGINEER.
- 2.3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENT EDITIONS OF THE NATIONAL ELECTRIC CODE (NEC), UBC, IBC, ICC, IECC AND ANY APPLICABLE CITY AND/OR STATE CODES AND ORDINANCES, THE AMERICANS WITH DISABILITIES ACT, E.P.A. REGULATIONS (INCLUDING EPA2 1992), ANSI STANDARDS, UL STANDARDS AS WELL AS ANY AND ALL UTILITY COMPANIES, THE FOREGOING CODES AND REGULATIONS ARE REQUIREMENTS AND ARE INCORPORATED IN THIS SPECIFICATION FOR THIS WORK BY REFERENCE. ALL INSTALLATIONS BY THE CONTRACTOR SHALL MEET LATEST ADOPTED CODES WITHOUT EXCEPTION.
- 2.4. THE CONTRACTOR SHALL COORDINATE AND PROVIDE INFORMATION AS REQUIRED TO ALL SERVING UTILITIES IN A TIMELY MANNER AND IS NECESSARY TO PROVIDE THE SERVICE REQUIRED AND MEET UTILITY REQUIREMENTS. IMMEDIATE COORDINATION WILL BE REQUIRED FOR MOST PROJECTS. FIELD COORDINATE ALL REQUIREMENTS PRIOR TO TRENCHING.
- 2.5. REFER TO ARCHITECTURAL, MECHANICAL, CIVIL, STRUCTURAL DRAWINGS AND/OR EQUIPMENT SUPPLIERS DRAWINGS AND SPECIFICATIONS FOR EXACT EQUIPMENT LOCATIONS, LOADS AND ADDITIONAL REQUIREMENTS. REPRESENTATIONS OF THE WORK SPECIFIC TO THE OTHER DISCIPLINES IS SHOWN ON THE ELECTRICAL DRAWINGS FOR CONVENIENCE ONLY AND SHALL NOT SOLELY BE RELIED UPON FOR THE PLACEMENT OF EQUIPMENT.
- 2.6. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EQUIPMENT THEY SUPPLY. ALL EQUIPMENT SHALL BE INSTALLED STRICTLY PER MANUFACTURES RECOMMENDATIONS, THE LISTING OF THE EQUIPMENT AND ALL CODES. OTHERWISE THE CONTRACTOR ASSUMES RESPONSIBILITY (AT THEIR COST) TO CORRECT AND REMEDY ANY INSTALLATION NOT IN COMPLIANCE WITH THE MANUFACTURES RECOMMENDATIONS, LISTING(S) AND INTENTIONS AS INTERPRETED BY THE ENGINEER. SEE SECTION 2.3.
- 2.7. THE CONTRACTOR SHALL NOT ENGAGE IN THE RE-DESIGN OR "VALUE ENGINEERING" OF THIS PROJECT WITHOUT PRIOR WRITTEN APPROVAL FROM 120 DEGREEZ ENGINEERING AND THE OWNER. ALL DEVIATIONS FROM THESE DOCUMENTS ARE REQUIRED TO BE APPROVED OF IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION. THE ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DEVIATION FROM THESE DOCUMENTS INCLUDING THE COST TO RE-DESIGN, ELECTRICAL CONTRACTOR, AT COMMENCEMENT OF WORK, ACCEPTS ALL REQUIREMENTS AND STIPULATIONS OUTLINED IN THE PROPOSAL PROVIDED BY 120 DEGREEZ ENGINEERING AND ACCEPTED BY THE PERSON IN RESPONSIBLE CHARGE OF THE PROJECT. ADDITIONALLY A DETAILED ACCOUNTING OF ANY DEVIATIONS MUST BE SUBMITTED TO 120 DEGREEZ ENGINEERING AND THE OWNER PRIOR TO COMMENCEMENT OF WORK FOR APPROVAL.
- 2.8. ANY VARIANCE OR EXCEPTIONS TO THE DRAWINGS AND SPECIFICATIONS MUST BE REQUESTED AND APPROVED IN WRITING. INTERIM VERBAL APPROVALS WILL ONLY BE PROVIDED WHEN THE ENGINEER DETERMINES THIS TO BE JUSTIFIED AND MUST BE CONFIRMED IN WRITING TO BE FINAL. ROUTE ALL RFIs, AND RFC's VIA GENERAL CONTRACTOR AND THROUGH THE ARCHITECT.
- 2.9. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, VARIANCES, AND APPROVALS, ETC. (AT THEIR COST) WHICH MAY BE REQUIRED FOR COMPLETION OF THIS WORK.
- 2.10. PRIOR TO ROUGH-IN, THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL LIGHT FIXTURES AND WIRING DEVICES TO INCLUDE MOUNTING HEIGHT AND LOCATIONS. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER/ARCHITECT. PRIOR TO ROUGH-IN, FAILURE TO COORDINATE WILL REQUIRE THE CONTRACTOR TO FIX ERRORS AT HIS COST.
- 2.11. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT AND SUPPORT FOR PROGRESS AND FINAL INSPECTIONS. THIS INCLUDES COMPLETE ACCESS TO ALL EQUIPMENT. ADDITIONALLY A COMPLETE SET OF SPARE FUSES FOR ALL FUSES USED AND A 10% SUPPLY OF ALL LIGHT BULBS PROVIDED IN FIXTURES (TO A MAXIMUM OF (1) CASE FOR EACH STYLE) SHALL BE PROVIDED TO THE OWNER AT FINAL INSPECTION.
3. RECONSTRUCTION (TO INCLUDE TENANT IMPROVEMENTS)

- 3.1. ALL RECONSTRUCTION OF EXISTING FACILITIES AND EQUIPMENT SHALL REQUIRE COMPLETE RENOVATION (MAKE GOOD AS NEW) FOR ALL EXISTING EQUIPMENT UPON WHICH WORK IS INCLUDE THESE FOLLOWING REQUIREMENTS:
- 3.1.1. VERIFICATION OF EXISTING SES GROUNDING COMPLIANCE WITH NEC ARTICLE 250.
- 3.1.2. VERIFICATION OF CABLE SIZE AND AMPACITY OF EXISTING FEEDERS AND BRANCH CIRCUITS WITH NEC TABLE 310.15.
- 3.1.3. VERIFICATION OF EQUIPMENT GROUNDING CONDUCTORS PER NEC TABLE 250.122 AND GROUNDING AND BONDING OF LINE SIDE EQUIPMENT PER NEC TABLE 250.66.
- 3.1.4. VERIFICATION OF GROUNDING ELECTRODE SYSTEMS, ALL SYSTEM BONDING JUMPERS AND MAIN BONDING JUMPERS PER NEC ARTICLE 250.
- 3.1.5. VERIFICATION OF THE INTEGRITY OF THE GROUNDING AND BONDING SYSTEM AND VERIFY COMPLIANCE WITH NEC 250.4.
- 3.1.6. EXISTING LIGHT FIXTURES TO BE REUSED MUST BE CLEANED, RE-LAMPED, AND RESTORED TO "LIKE NEW" CONDITION.
- 3.1.7. EXISTING PANEL BOARDS, SWITCH BOARDS, AND TRANSFORMERS WHICH ARE INCLUDED IN THIS PROJECT SHALL HAVE PREVENTATIVE MAINTENANCE PREFORMED TO INCLUDE VERIFICATION OF ALL TERMINATIONS AS WELL AS CLEANING AND INSPECTION.
- 3.1.8. VERIFY PROPER WORKING CONDITION OF ALL EXISTING EMERGENCY FIXTURES AND EXIT SIGNS. REPAIR OR REPLACE AS REQUIRED.
- 3.2. IN THE EVENT THAT INSPECTION REVEALS DISCREPANCIES AND/OR NON-COMPLIANCE, THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BEFORE MAKING ALL REQUIRED CORRECTIONS.

4. MATERIALS AND METHODS

- 4.1. THE USE OF ELECTRICAL METALLIC TUBING (EMT) IS ACCEPTABLE IN ACCORDANCE WITH NEC ARTICLE 358. EMT FITTINGS SHALL BE COMPRESSION TYPE OR SET SCREW TYPE. EMT SHALL BE PROVIDED WITH A 2" ADDITIONAL COPPER GROUND WIRE SIZED PER NEC 250.122. MINIMUM TRADE CONDUIT SIZE SHALL BE 1/2" ALL HOME RUNS SHALL BE 3/4" TRADE SIZED EMT.
- 4.2. ALL CONDUITS INSTALLED UNDERGROUND SHALL HAVE PVC COATED G.R.C. ELBOWS NO EXCEPTIONS.
- 4.3. WHERE SYSTEMS FURNITURE IS INDICATED, THE MINIMUM NEUTRAL CONDUCTOR SIZE SHALL BE #10 A.W.G. COPPER.
- 4.4. CONDUCTORS SHALL BE 600V COPPER (98% CONDUCTIVITY), MINIMUM LINE VOLTAGE WIRE SIZE IS #12 A.W.G. ALL CONDUCTORS SHALL HAVE 90 DEGREE RATED INSULATION.
- 4.5. CONDUCTORS #6 AND SMALLER SHALL HAVE THHN/THHW-2 INSULATION. #4 AND LARGER SHALL HAVE XHHW-2 INSULATION.
- 4.6. ALL WIRING DEVICES SHALL BE MINIMUM 20 AMP SPECIFICATION GRADE. HUBBELL, LEVITON, AND PASS-SEYMORE ARE ACCEPTABLE EQUIVALENTS. ALL OUTLETS, SWITCHES, SPECIAL RECEPTACLES AND GROUND FAULT PROTECTION DEVICES SHALL BE PERMANENTLY MARKED WITH ENGRAVED COVER PLATES, STATING PURPOSE, CIRCUIT AND SOURCE PANEL AND VOLTAGE.
- 4.7. COVER PLATES SHALL BE NYLON (IVORY) IN OFFICE/COMMERCIAL/OR LIVING AREAS, AND GALVANIZED STEEL IN WAREHOUSE/INDUSTRIAL/MANUFACTURING AREAS OR AREAS SUBJECT TO PHYSICAL ABUSE. INDUSTRIAL COVERS ARE REQUIRED FOR ALL MOUNTING APPLICATIONS.
- 4.8. ALL RACEWAYS AND CABLES ARE TO BE CONCEALED EXCEPT TO SURFACE MOUNTED PANELS AND AT THE CEILING OF EXPOSED STRUCTURE AREAS. CONDUITS WILL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING LINES.
- 4.9. THE USE OF MC CABLE IS ACCEPTABLE IN ACCORDANCE WITH NEC ARTICLE 330, BUT LIMITED TO USE FOR BRANCH CIRCUITS ONLY. MC CABLE MAY NOT BE USED FOR HOME RUNS WHERE SUBJECT TO PHYSICAL DAMAGE, IN DIRECT BURIAL (IN EARTH OR CONCRETE) SITUATION UNLESS UL LISTED AND SUITABLE FOR THE APPLICATION. MC CABLE MAY NOT BE RUN EXPOSED.
- 4.10. P.V.C. CONDUIT MAY BE USED ONLY IN OR UNDER SLABS AND IN CONCRETE OR MASONRY WALLS. INSTALLATIONS BELOW GRADE SHALL BE BURIED 24" (MIN) DEEP OR GREATER.
- 4.11. FUSES SHALL BE BUSSMAN, LITTLE FUSES, GOULD-SHAWMUT OR ENGINEER APPROVED EQUAL.
- 4.12. CONDUCTORS UP TO AND INCLUDING #10 AWG SHALL BE SOLID WITH CONTINUOUSLY COLOR CODED INSULATION. COLOR CODING SHALL COMPLY WITH THE NEC AND/OR LOCAL CODES OR POLICIES.
- 4.13. CONDUCTORS #8 AWG AND #6 AWG SHALL BE STRANDED WITH CONTINUOUS COLOR CODED INSULATION. COLOR CODING SHALL COMPLY WITH THE NEC AND/OR LOCAL CODES OR POLICIES.
- 4.14. SPLICING OF GROUNDING ELECTRODE CONDUCTORS, WATER AND BUILDING STEEL BONDS SHALL ONLY BE ALLOWED WITH EXOTHERMIC WELDING.
- 4.15. NEW CONDUCTORS SHALL BE CONTINUOUS AND WITHOUT SPLICE EXCEPT AT JUNCTION OR PULL BOXES.

- 4.16. ALL CONDUIT SUPPORT SYSTEMS SHALL BE INSTALLED ON THE BUILDING STRUCTURE, UNISTRUT, BEELINE, OR CADDY MOUNTING SYSTEMS ARE ACCEPTABLE. NO CONDUIT OR CABLE WILL BE SUPPORTED BY WIRES UTILIZED TO SUPPORT SUSPENDED CEILINGS OR BY "SLACK" WIRES USED AT LUMINAIRES OR AIR TERMINALS. PERFORATED STRAPS OR OTHER PIPING AND CONDUIT STRAPS ARE NOT ACCEPTABLE SUPPORTS.
- 4.17. ACCEPTABLE MANUFACTURES FOR SWITCH GEAR RELATED COMPONENTS ARE: SQUARE D, CHALLENGER, GENERAL ELECTRIC, SIEMENS, AND CUTLER-HAMMER.
- 4.18. CONDUCTORS SHALL BE COLOR CODED FOR BRANCH CIRCUITS IN ACCORDANCE WITH THE NEC AND LOCAL REQUIREMENTS. CONDUCTORS SHALL BE IDENTIFIED AS FOLLOWS EXCEPT AS AMENDED BY LOCAL AMENDMENTS:
- 120/240 VOLT SINGLE PHASE: UNGROUNDED CONDUCTORS A-PHASE; BLACK, B-PHASE; RED, GROUNDED CONDUCTOR; WHITE.
 - 120/208 VOLT THREE PHASE GROUNDED AND UNGROUNDED SYSTEMS: UNGROUNDED CONDUCTORS, A-PHASE; BLACK, B-PHASE; RED, C-PHASE; BLUE, GROUNDED CONDUCTOR; WHITE (WHERE USED).
 - 120/240 VOLT THREE PHASE GROUNDED AND UNGROUNDED SYSTEMS: UNGROUNDED CONDUCTORS, A-PHASE; BLACK, B-PHASE; ORANGE, C-PHASE, BLUE, GROUNDED CONDUCTOR; WHITE.
 - 277/480 VOLT THREE PHASE GROUNDED AND UNGROUNDED SYSTEMS: UNGROUNDED CONDUCTORS, A-PHASE; BROWN, B-PHASE; ORANGE, C-PHASE; YELLOW, GROUNDED CONDUCTOR; GRAY.
 - EQUIPMENT GROUNDING OR BONDING CONDUCTORS SHALL BE GREEN OR BARE. ISOLATED GROUNDING CONDUCTORS SHALL BE GREEN WITH A YELLOW STRIPE.
- 4.19. INSTALLATIONS FOR EQUIPMENT SUBJECT TO VIBRATION, SUCH AS MOTORS AND TRANSFORMERS, SHALL HAVE CONDUCTORS INSTALLED IN SEAL TIGHT OR LIQUID TIGHT FLEXIBLE CONDUIT WITH GASKETED CONNECTORS AND FITTINGS.
- 4.20. PROVIDE RUBBER VIBRATION DAMPENING PADS FOR ALL MOTORS AND TRANSFORMERS, AND ALL VIBRATION PRODUCING EQUIPMENT.
- 4.21. ALL CONDUITS, RACEWAYS AND CABLES, REGARDLESS OF VOLTAGE, SHALL HAVE AN INSULATED BOND WIRE, SIZED BY EITHER NEC TABLE 250.66 (LINE SIDE) OR 250.122 (LOAD SIDE), WHERE APPLICABLE, INSTALLED AND PROPERLY TERMINATED WITH THE PHASE CONDUCTORS. CONDUIT IS NOT AN ACCEPTABLE GROUNDING OR BONDING METHOD PER THESE DOCUMENTS.
- 4.22. ALL DIMMERS AND DIMMER SWITCHES SHALL BE OF THE SLIDE TYPE AND RATED FOR CONTINUOUS DUTY OF 1000 WATTS MINIMUM. THE CONTRACTOR SHALL VERIFY IN THE FIELD, THE ACTUAL LOAD OF THE LIGHTING (SPECIFICALLY, BUT NOT LIMITED TO, TRACK LIGHTING) AND INSTALL DIMMERS OF PROPER WATTAGE.
- 4.23. ELECTRICAL CONTRACTOR SHALL IDENTIFY ALL CIRCUIT NUMBERS AT JUNCTION, OUTLET, SWITCH OR PULL BOXES WITH PERMANENT MARKER ON THE INSIDE OF THE BOX COVER OR TRIM PLATE.
5. SUBMITTALS
- 5.1. SUBMIT 6 SETS OF SHOP DRAWINGS AND SAMPLES FOR ALL EQUIPMENT PRIOR TO ORDERING AND IN A TIMELY MANNER. SUBMITTALS SHALL INCLUDE LIGHT FIXTURES (INCLUDING LIGHT POLES), SWITCHBOARDS, PANELBOARDS, STARTERS, HVAC ELECTRICAL EQUIPMENT AND TRANSFORMERS. DESIGN BUILD ARE EXEMPT FROM SUBMITTAL REQUIREMENTS.
- 5.1.1. SHOP DRAWINGS SHALL INCLUDE LAYOUT DIMENSIONS AND IDENTIFICATION OF SPECIFIC EQUIPMENT FOR INSTALLATION, MINIMUM NEC CLEARANCES (E.G. 10/26) SHALL BE INDICATED.
- 5.1.2. THE CONTRACTOR SHALL INCLUDE COMPARISON DATA AND SAMPLES FOR BOTH THE SUBSTITUTE AND SPECIFIED ITEMS WHEN SUBSTITUTIONS ARE PROPOSED. THE CONTRACTOR REMAINS RESPONSIBLE TO PROVIDE THE ORIGINALLY SPECIFIED EQUIPMENT IN ACCORDANCE WITH THE ORIGINAL DELIVERY DATE (AT THEIR COST) WHEN SUBSTITUTIONS ARE NOT APPROVED.
- 5.2. THE CONTRACTOR SHALL PROVIDE PROOF OF PERFORMANCE BOND WITH HIS INITIAL SUBMITTALS (E.G. SHOP DRAWINGS) TO INCLUDE A WARRANTY FOR THE WARRANTY PERIOD (2 YEARS).
- 5.3. THE CONTRACTOR SHALL SUBMIT COMPLETE AND ACCURATE "AS BUILT" DRAWING TO THE OWNER AND ENGINEER WITHIN 2 WEEKS OF OWNER ACCEPTANCE. PROVIDE (4) SETS OF BLUE LINES OR REPRODUCIBLE OF SAID PLANS.
- 5.4. PROVIDE A LETTER TO THE OWNER AND ENGINEER CERTIFYING ALL EQUIPMENT AND TERMINATION'S ARE TORQUED PER THE LISTING OF THE EQUIPMENT. THIS CERTIFICATION SHALL BE EXECUTED BY A LICENSED CONTRACTOR, AND WRITTEN CERTIFICATION PROVIDED ON COMPANY LETTERHEAD.
- 5.5. PROVIDE COPIES OF ALL MANUFACTURER/SUPPLIER WARRANTIES AND GUARANTEES TO THE OWNER WITHIN 2 WEEKS OF FINAL ACCEPTANCE BY THE OWNER.
6. TESTING
- 6.1. SUBMIT A COPY OF ALL TEST RESULTS FOR THE ELECTRICAL POWER DISTRIBUTION SYSTEM AS A COMPLETE PACKAGE TO THE OWNER AND ENGINEER. PACKAGE MUST PROVIDE SPECIFIC VALUES OF TEST DATA OBTAINED AGAINST ACCEPTANCE CRITERIA (SIMPLE PASS/FAIL ALONE IS INADEQUATE). TESTING PERSONAL SHALL BE CERTIFIED BY INTERNATIONAL ELECTRIC TESTING ASSOCIATION (NETA) OR NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET).
- 6.2. GROUNDING SYSTEM FALL-OF-POTENTIAL (RESISTANCE TO GROUND) SHALL PROVIDE LESS THAN 25 OHMS RESISTANCE TO GROUND AND LESS THAN 5 OHMS POINT TO POINT BETWEEN THE MAIN GROUNDING ELECTRODE SYSTEM AND MAJOR ELECTRICAL EQUIPMENT FRAMES, SYSTEM NEUTRAL, AND/OR DERIVED NEUTRAL POINTS. (REF IEEE STANDARD 81-1991 AND 142). SHALL NOT BE PERFORMED WITHIN 96 HOURS OF RAIN FALL.
- 6.3. OVER POTENTIAL (HIGH POTENTIAL) TESTING ON BUSESSES GREATER THAN 1000 AMPS (OR MODIFICATION OF SERVICES) GREATER THAN 400 AMPS AND EACH PHASE TO GROUND IN ACCORDANCE WITH SWITCH GEAR / SWITCH BOARD MANUFACTURES RECOMMENDATIONS FOR ONE MINUTE. THE INSULATION SHALL WITHSTAND THE OVER POTENTIAL TEST VOLTAGE APPLIED.
- 6.4. GROUND-FAULT PROTECTION SYSTEM SHALL BE TESTED USING PRIMARY INJECTION FOR PICK UP TESTS. RELAY TIMING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- 6.5. PROVIDE TWO COPIES OF ACCEPTANCE OF FIRE ALARM SYSTEM BY LOCAL FIRE AUTHORITY.
- 6.6. INSULATION RESISTANCE (MEGGER) (AC AND DC (1000v) FOR ONE MINUTE) SHALL PROVIDE 50 MEGOHMS OR GREATER. TESTING MAY BE PERFORMED BY CONTRACTOR, WITH WRITTEN CERTIFICATION BY LICENSED CONTRACTOR.
7. WARRANTY
- 7.1. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED BY THEM UNDER THIS CONTRACT FOR A PERIOD OF (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTS DEVELOPING DURING THE WARRANTY PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- 7.2. THE ENGINEER AND OWNER RETAIN THE RIGHT TO REQUIRE REMOVAL AND INSTALLATION OF ANY MATERIAL OR EQUIPMENT NOT IN COMPLIANCE WITH THE PROVISIONS AND STANDARDS OF THESE DRAWINGS AND SPECIFICATIONS. NO CLAIM FOR ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK PERFORMED IN THIS REGARD.
- 7.3. THE CONTRACTOR AGREES TO TRANSFER ALL MANUFACTURERS/SUPPLIERS WARRANTIES AND GUARANTEES TO THE OWNER. THIS INCLUDES COMPLETION OF ALL DOCUMENTATION FOR THE MANUFACTURER/SUPPLIER.
8. SERVICE
- 8.1. PROVIDE AND INSTALL NEW SERVICE SECTION AS SHOWN ON DRAWINGS. SES SHALL BEAR UL LABEL, HAVE COPPER BUSSING - SILVER PLATED AND AMPERAGE RATING AS SHOWN ON DRAWINGS. METERING AND PRIMARY PULL SECTION SHALL BE BARRIERED FROM OTHER WORK AND APPROVED BY BOTH THE LOCAL UTILITY COMPANY AND AUTHORITY HAVING JURISDICTION.
- 8.2. GROUND FAULT PROTECTION SHALL BE PROVIDED FOR SERVICES RATED 150 VOLTS TO GROUND OR GREATER ON ALL SERVICE DISCONNECTS GREATER THAN 1000A.
- 8.3. GROUND FAULT PROTECTION ON MAINS AND SUB-MAINS MUST HAVE AUDIBLE/VISIBLE ALARMS.
- 8.4. ENCLOSURES SHALL MEET UL & PUBLIC UTILITY REQUIREMENTS BARRIERED BETWEEN SECTIONS, LINE AND LOAD, BOTH BARRIERED.
- 8.5. NO COVERS GREATER THAN 1/3 HEIGHT OF EQUIPMENT.
- 8.6. FULL SIZED NEUTRAL BUSSING AND NON-TAPERED BUSSING WILL BE STANDARD. ALL SPACE WILL BE FULLY BUSSED FOR FUTURE. ALL BUSSING WILL BE PHYSICALLY BARRIERED.
- 8.7. ENCLOSURES SHALL MEET UL & PUBLIC UTILITY REQUIREMENTS BARRIERED BETWEEN SECTIONS, LINE AND LOAD, BOTH BARRIERED.
- 8.8. ALL SERVICES SHALL BE PROVIDED WITH A PERMANENTLY ATTACHED, ENGRAVED PLATE SHOWING S.E.S. BUSSING TO INCLUDE ALL TORQUE VALUES FOR PREVENTATIVE MAINTENANCE PURPOSES.
- 8.9. ALL SERVICES SHALL BE LISTED FOR FRONT ACCESSIBILITY ONLY, WHERE LOCATED ON WALLS, ALL OTHERS SHALL BE FRONT.
- 8.10. ALL SERVICE DOORS SHALL BE HINGED AND LOCKABLE.
- 8.11. NEW SERVICE INSTALLATIONS FOR MULTI TENANT FACILITIES WITH MULTIMETER SERVICES, SHALL HAVE ALL UNDERGROUND CONDUITS INSTALLED IN THE APPROPRIATE SERVICE SECTION. DO NOT INSTALL CONDUITS WHERE THERE EXISTS A POSSIBILITY OF IMPROPER CABLE ROUTING TO OTHER SECTIONS.
9. DISTRIBUTION
- 9.1. PANELBOARDS (EXISTING): ADD CIRCUIT BREAKERS AS REQUIRED FOR CIRCUITING, MATCH PRECISELY BRAND AND A.I.C. RATING. TANDEM AND PIGSGY-BACK BREAKERS ARE NOT PERMITTED. ALL LUGS OR CONNECTORS TO BE 90 DEGREE C RATED.
- 9.2. PANELBOARDS (NEW): TO BE RATED AS SHOWN ON DRAWINGS. PROVIDE NEMA ENCLOSURES AS REQUIRED BY CODE. CUTOUT BOXES TO BE ENLARGED FOR

- DOUBLE NEUTRALS AND LUGS AND SHALL BE SIZED TO ACCOMMODATE ISOLATED GROUND BUSS AND NORMAL GROUND BUSS. ALL TERMINATIONS OR CONNECTORS TO BE RATED 75 DEGREE CENTIGRADE MINIMUM.
- 9.3. CIRCUIT BREAKERS WILL BE SWITCH RATED AND AMBIENT COMPENSATED FOR ALL CIRCUITS. PROVIDE SWITCHED NEUTRALS ON ALL CIRCUIT BREAKERS FEEDING CLASS 1 AND CLASS 2 AREAS WITH NEUTRALS. GFCI ON CIRCUITS WITH NEUTRALS TO DEVICES ABOVE CLASSIFIED AREAS. ALL LIGHTING PANELS/CIRCUIT BREAKERS SHALL BE RATED FOR CONTINUOUS DUTY.
- 9.4. ALL EQUIPMENT (PANELS, DISCONNECT SWITCHES, STARTERS, ETC.) WILL BE MARKED WITH BLACK ENGRAVERS STOCK TAGS EMBOSSED WITH 1/4" HIGH LETTERS DESCRIBING EACH ITEM. CONDUCTORS WILL BE MARKED AT ALL TERMINATION AND JUNCTION POINTS (PANELS, JUNCTION BOXES, SPLICES, ETC.) WITH LABELS BEARING THE PANEL AND CIRCUIT NUMBER WHICH FEEDS EACH CONDUCTOR (PER NEC 210.4, 300.3).
- 9.5. ALL PANELBOARDS WILL HAVE TYPED DIRECTORY CARDS IDENTIFYING ALL CIRCUITS AND SPACES REVISED, IF NECESSARY, FOR THIS WORK. EXISTING PANEL/PANELBOARDS SHALL HAVE EACH EXISTING CIRCUIT TRACED AND VERIFIED. UPDATE PANEL DIRECTORY AS NEEDED.
- 9.6. TRANSFORMERS 15 KVA AND ABOVE SHALL BE 150 DEGREE CENTIGRADE TEMPERATURE RISE ABOVE 40 DEGREE CENTIGRADE AMBIENT. ALL INSULATING MATERIALS TO BE IN ACCORDANCE WITH NEMA ST20-1972 STANDARDS FOR A 220 DEGREE C. UL COMPONENT RECOGNIZED INSULATION SYSTEM. SINGLE PHASE TRANSFORMERS 15 KVA THROUGH 167 KVA, AND THREE PHASE TRANSFORMERS THROUGH 112.5 KVA SHALL BE DESIGNED SO THEY CAN BE EITHER FLOOR OR WALL MOUNTED. THE TRANSFORMER SHALL BE LISTED BY UNDERWRITERS LABORATORY FOR THE SPECIFIED TEMPERATURE RISE.
- 9.7. LABEL ALL PANELS/TRANSFORMERS/DISCONNECTS WITH "WARNING" - ELECTRICAL EQUIPMENT - DANGER - QUALIFIED PERSONNEL ONLY TO OPERATE AND OPEN EQUIPMENT.
- 9.8. ALL ELECTRICAL EQUIPMENT INCLUDING SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS AND MOTOR CONTROL CENTERS SHALL BE MARKED IN ACCORDANCE WITH NEC ARTICLE #110.16 FOR FLASH HAZARD. (REFERENCE NFPA #70E-2000 AND ANSI #2535.4-1998).
- 9.9. DISCONNECT SWITCHES SHALL BE HEAVY-DUTY, QUICK-MAKE, QUICK-BREAK, HORSEPOWER RATED, NEMA 1 INDOOR, NEMA 3R GASKETED, (4X) NEMA 12, OR NEMA 7 AS APPLICABLE WITH CLASS RK-1 BUSSMAN FUSES AND REJECTION CLIPS, SIZED OR AS SHOWN ON DRAWINGS. PROPER DISCONNECTS PER N.E.C. WILL BE PROVIDED FOR EACH PIECE OF ELECTRICAL EQUIPMENT.
- 9.10. MANUAL MOTOR STARTERS WITH THERMAL OVERLOADS WILL BE PROVIDED FOR MOTORS 1/2 HP TO 1 HP. SQUARE D' CLASS 2510, 2511, 2512 OR EQUAL, AMBIENT COMPENSATED AS REQUIRED.
- 9.11. MAGNETIC MOTOR STARTERS WITH THERMAL OVERLOADS, (2) AUXILIARY CONTACT SWITCHES, INTERNAL LINE VOLTAGE TO 24 VOLT TRANSFORMER (250VA, MIN) WITH PROPER PRIMARY/SECONDARY PROTECTION, AMBIENT COMPENSATED, GREEN RUNNING LIGHT, HAND-OFF-AUTO, ACROSS THE LINE STARTERS TO 25HP. WILL BE PROVIDED WITH EACH MOTOR AS SHOWN ON THE DRAWING (ONE HORSEPOWER TO 25 H.P.).
- 9.12. ALL PANELBOARDS SHALL HAVE HINGED, LOCKABLE COVERS. ALSO SEE SECTION 7.4.
10. LUMINAIRES
- 10.1. FURNISH AND INSTALL ALL LUMINAIRES COMPLETE WITH LAMPS, WHIPS AND ACCESSORIES. ALL RECESSED LUMINAIRES WILL BE RATED FOR USE IN ANY CEILING APPLICATIONS AND BE THERMALLY PROTECTED.
- 10.2. MOUNTING TYPE AND VOLTAGE OF LUMINAIRES IS THE RESPONSIBILITY OF THE CONTRACTOR, (4) EARTHQUAKE CLIPS WILL BE INSTALLED ON EACH FIXTURE MOUNTED IN GRID OR FLANGE TYPE CEILINGS. FLUORESCENT FIXTURE LENSES WILL BE 100% ACRYLIC, 1/25" THICK MINIMUM.
- 10.3. ALL LUMINAIRES TO BE INSTALLED IN SYMMETRICAL MANNER FREE FROM LIGHT LEAKS AND DIRTY LENSES OR REFLECTORS.
- 10.4. ALL LAY-IN LUMINAIRES IN ACOUSTICAL CEILING SYSTEMS WILL BE INSTALLED PER ASTM STANDARDS C635, C635M, C636, C636M, AND UBC STANDARD 25-2 VERIFY WITH LOCAL BUILDING AUTHORITY.
- 10.5. SUPPORT LUMINAIRES PER UBC-1507 WITH TWO LOOSE SIZE 9 WIRES TO STRUCTURES ON OPPOSITE CORNERS AND 2 TAUGHT SIZE 9 WIRE TO STRUCTURES AT CORNERS OR TO GRID WITHIN 3" OF FIXTURE. ALL H.I.D. OR FLUORESCENT LUMINAIRES WILC. HAVE GREATER THAN .9 POWER FACTOR BALLASTS.
11. TELEPHONE SYSTEM
- 11.1. PROVIDE AND INSTALL A COMPLETE SYSTEM OF EMPTY RACEWAYS (WITH PULL STRING), PROVIDE REQUIRED/REQUESTED INFORMATION TO TELEPHONE COMPANY PRIOR TO INSTALLATION.
12. DATA/INFORMATION SYSTEMS
- 12.1. PROVIDE AND INSTALL A COMPLETE SYSTEM OF RACEWAYS (CABLE TRAYS, J-HOOKS, CONDUIT SLEEVES) OF PREFERABLY OPEN CONSTRUCTION WITH PULL LINE. RACEWAYS TO BE CONTINUOUS.
13. FIRE ALARM SYSTEM
- 13.1. PROVIDE AND INSTALL A COMPLETE AND WORKING FIRE ALARM SYSTEM, POWER LIMITED BY NEC DEFINITION. ALL WIRING TO BE CLASS "A" OR "B" WITH DEVICES AND CONDUCTORS TO BE UL, F.M., OR C.S.A. LISTED AND APPROVED (LABELS ON EQUIPMENT).
- 13.2. ALL WIRING TO BE #14 A.W.G. CU, STRANDED, 105 DEGREE INSULATED, PLENUM RATED. INSTALLED IN CONDUIT OR RACEWAY WITH SIX (6) FEET SPACING BETWEEN OUTPUT/INPUT PER N.F.P.A.
- 13.3. SYSTEM INSTALLATION AND DEVICES WILL BE IN ACCORDANCE WITH ALL PERTINENT AND THE MOST STRINGENT REQUIREMENTS (ONLY POWER LIMITED SYSTEMS WILL BE ACCEPTED) OF:
- 13.3.1. NATIONAL FIRE PROTECTION AGENCY (NFPA) NFPA 70 - NATIONAL ELECTRICAL CODE
 - 13.3.2. NFPA 72
 - 13.3.3. NFPA 71 - CENTRAL STATION SIGNALING
 - 13.3.4. ARS TITLE 26, CHAPTERS 2-3 (ARIZONA STATE FIRE CODE)
 - 13.3.5. ADA AND ARIZONA HANDICAPPED REGULATIONS
 - 13.3.6. INTERNATIONAL CONSTRUCTION BUILDING AND FIRE CODES
 - 13.3.7. WORK SHALL BE INSTALLED BY UL CERTIFIED INSTALLERS
- 13.4. DO NOT POSITION SMOKE DETECTORS WITHIN 36" OF ANY AIR HANDLING GRILLES (SUPPLY OR RETURN) OR WITHIN 12" OF FACILITY LIGHTING FIXTURES.
- 13.5. ALL DEVICE BACK BOXES TO BE MOUNTED FLUSH, PERPENDICULAR TO FINISH WALLS AND CEILING SURFACES USING STANDARD "TRADE" MOUNTING HARDWARE.
- 13.6. CONTRACTOR WILL COMPLY WITH PROJECT SPECIFICATIONS, AND SUPPLY SHOP DRAWINGS, CUTS, SAMPLES, ETC. TO THE ENGINEER WITHIN 5 DAYS OF CONTRACT AS REQUIRED.
- 13.7. SYSTEM MONITORED AT ACM, U.L. APPROVED MONITORING STATION LOCATED IN CITY OF PROJECT.
- 13.8. EXTEND EXISTING SYSTEM TO NEW DEVICES. LOADS ON EACH ZONE, OR RUN TO BE CALCULATED (RESULTS TO ENGINEER) PRIOR TO INSTALLATION. ADDITIONAL RUNS, ZONES, CONTROL CARDS, ETC., REQUIRED FOR FAC/FAANN TO BE INCLUDED IN BID.
- 13.9. GAMEWELL IS AN ACCEPTABLE MANUFACTURER.
- 13.10. ALL SPRINKLER SYSTEMS WITH GREATER THAN 100 HEADS SHALL HAVE MINIMUM 4 ZONE CLASS B FIRE ALARM CONTROL PANEL WITH AUTO DIALER. (UNLESS COMPLETE CLASS A FIRE ALARM SYSTEM IS INDICATED ON PLANS). SPRINKLER SYSTEMS WITH LESS THAN 100 HEADS REQUIRE ONLY CONNECTION TO WATER FLOW AND TAMPER SWITCH. (UNLESS OTHERWISE NOTED OR INDICATED)
14. ELEVATORS
- 14.1. ALL INSTALLATIONS AND EQUIPMENT SHALL COMPLY WITH N.E.C. ARTICLE 620 AND ASME/ANSI STANDARDS A17.1.
- 14.2. SPECIFIC REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
- 14.2.1. A SEPARATE BRANCH CIRCUIT WITH DISCONNECT (CAPABLE OF BEING LOCKED IN THE OPEN POSITION, LOCATED IN THE MACHINE ROOM)(BRADY NO. 2AF98 OR EQUAL) PROVIDED FOR EACH ELEVATOR CAR FOR LIGHTS, FANS AND/OR ACCESSORIES.
- 14.2.2. HVAC SYSTEMS SHALL BE PROVIDED WITH SEPARATE BRANCH CIRCUIT. (CAPABLE OF BEING LOCKED IN THE OPEN POSITION LOCATED IN THE MACHINE ROOM) (BRADY NO. 2AF98 OR EQUAL.) HVAC TAPS WITH OTHER UNITS).
- 14.2.3. A SEPARATE BRANCH CIRCUIT FOR EQUIPMENT ROOM LIGHTING AND GFCI PROTECTED OUTLET (REQUIRED).
- 14.2.4. DEDICATED BRANCH CIRCUITS FOR HOIST WAY PIT LIGHTING AND GFCI OUTLET (REQUIRED). MINIMUM LIGHTING SHALL BE 4" 0" FLUORESCENT STRIP, (2) LAMPS AND WIRE GUARD.
- 14.2.5. NO CONDUITS, PIPES, DUCTS OR OTHER RACEWAY SYSTEMS SHALL PASS INTO OR THROUGH THE ELEVATOR EQUIPMENT ROOM OR HOIST WAY WHICH IS NOT DIRECTLY RELATED TO ELEVATOR OPERATION, (THIS DOES NOT INCLUDE REQUIRED SPRINKLER PIPING).
- 14.2.6. IF SPRINKLERS ARE PRESENT, IN EITHER OR BOTH ELEVATOR EQUIPMENT ROOM AND ELEVATOR HOIST WAY, THE CONTRACTOR SHALL PROVIDE A SHUNT TRIP MECHANISM AS A MEANS OF DISCONNECTING POWER TO THE AFFECTED ELEVATOR AND CONTROLLER PRIOR TO THE APPLICATION OF WATER, (SPRINKLER ACTIVATION OUTSIDE OF ELEVATOR EQUIPMENT ROOM OR HOIST WAY SHALL NOT DISCONNECT POWER).
- 14.2.7. INSTALL 165° RATE OF RISE HEAT DETECTORS IN THE ELEVATOR EQUIPMENT ROOM. TOP OF HOIST WAY AND BOTTOM OF HOIST WAY - ALL WITH AUX. CONTACTS FOR CONNECTION TO BOTH FIRE ALARM CONTROL PANEL AND SHUNT TRIP MECHANISM IN EQUIPMENT ROOM. ANY DETECTOR ACTIVATION WILL SHUNT TRIP THE EQUIPMENT.
- 14.2.8. INSTALL SMOKE DETECTORS IN ELEVATOR EQUIPMENT ROOM, TOP OF HOIST WAY AND BOTTOM OF HOIST WAY AND CONNECT TO FIRE ALARM CONTROL PANEL AS A MEANS OF PRELIMINARY SHUT DOWN WARNING, AND TO ELEVATOR CONTROLLER FOR RECALL FUNCTION.
- 14.2.9. PROVIDE SMOKE DETECTORS IN ALL ELEVATOR LOBBIES. PROVIDE AUXILIARY CONTACTS AT EACH SMOKE DETECTOR FOR CONNECTION TO ELEVATOR CONTROLLER FOR ALTERNATE FLOOR RECALL MODE DURING A FIRE.

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

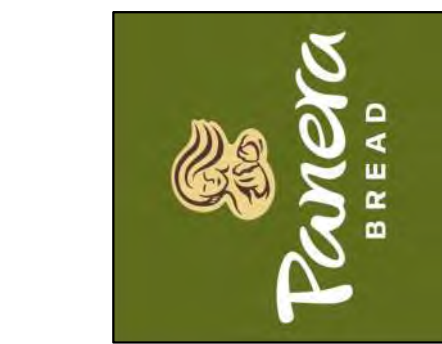
Project Team:



Professional Seal:

Project Title:

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



Consultant



San Diego | Los Angeles

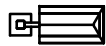


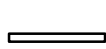
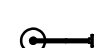


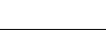
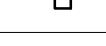
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No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

SPECIFICATIONS

Project Number: _____ Sheet Number: _____
6360
Drawn By: _____
EU
Issue Date: _____
02/12/2024
DPM: _____ DM: _____ CPM: _____

E0.02

LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	INPUT WATTS	VOLTS
Lx01		(1) LED	SINGLE HEAD POLE LIGHT	POLE	LITHONIA_DSXO_LED_P3_30K_80CRI_BLC3_MVOLT	69	120V 1P 2W
Lx02		(1) LED	SINGLE HEAD POLE LIGHT	POLE	LITHONIA_DSXO_LED_P3_30K_80CRI_RCCO_MVOLT	69	120V 1P 2W
Lx03		(1) LED	SINGLE HEAD POLE LIGHT	POLE	LITHONIA_DSXO_LED_P3_30K_80CRI_LCCO_MVOLT	69	120V 1P 2W
Lx04		(1) LED	4" CORNER MOUNT LINEAR LED LUMINAIRE	SURFACE	BARTCO_LIGHTING_BSW755-4-30-ID-H-SM-SN-AW	41.2	120V 1P 2W
Lx05		(1) LED	EXTERIOR GOOSE NECK LIGHT FIXTURE	WALL	TROY_RLM_LIGHTING_LBLED148B-3	17.32	120V 1P 2W
Lx06		(1) LED	EXTERIOR WALL SCONCE	WALL	WAC_LIGHTING_WS-W13718	10.8	120V 1P 2W
Lx07		(1) LED	EXTERIOR WALL MOUNTED LED WITH 90 MINUTE EMERGENCY BATTERY PACK	WALL	LUMINAIRE_LED_BLD_36IN_15W_30K_MVOLT_EMB310ST	14.7	120V 1P 2W
Lx08		(2) LED	EXTERIOR TRELLIS SCONCE	WALL	CAMMAN_LIGHTING_OW610-24-LN-30K	20	120V 1P 2W
Lx09		(1) LED	BOLLARD LIGHT	SURFACE	ZANEEN_TETRA_L9B134-3000K	28	120V 1P 2W

NOTE:

ALL FIXTURES (NO EXCEPTIONS) TO BE OBTAINED THROUGH NATIONAL ACCOUNT AT:

STANDARD ELECTRICAL SUPPLY COMPANY
#14 JEWEL DRIVE
WILMINGTON, MA 01887

CONTACT: PANERA ACCOUNT REPRESENTATIVE 800-370-5050 x3176

CITY LIGHTING
4307 WEST PAPIN ST.
ST. LOUIS, MO 63110
CONTACT: MIKE CANTY 314-534-1090

LIGHTING FIXTURES GENERAL NOTES

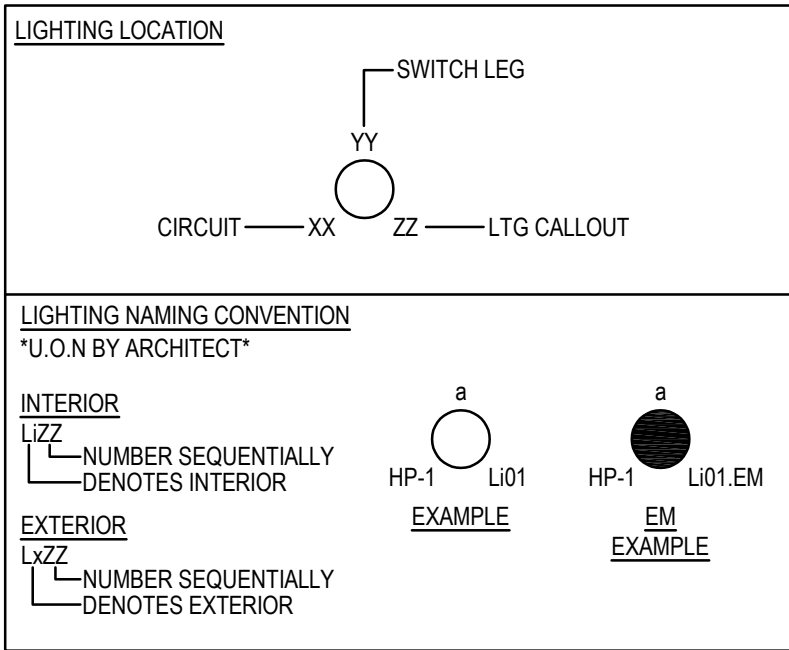
- FIXTURES SHALL HAVE APPROPRIATE UL LABEL, DAMP, OR WET AS REQUIRED BY CODES AND ORDINANCES.
- LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE AND OPERABLE INSTALLATION.
- PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CEILING CAVITY DEPTHS.
- CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
- PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILINGS AND/OR WALLS.
- UPON INITIAL ENERGIZING OF ALL NEW FLUORESCENT LAMPS, A CONTINUOUS PERIOD OF 30 HOURS SHALL OCCUR PRIOR TO DE-ENERGIZING OF LAMPS, FOR MANUFACTURER REQUIRED LAMP BURN-IN AND MAXIMUM LAMP LIFE.
- ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS SUCH AS DIMMING SYSTEMS, FIXTURES, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS MUST BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
- PROVIDE CLEARANCES FROM COMBUSTIBLES A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH ARE NON-IC RATED.
- PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS FOR FLUORESCENT FIXTURES RECESSED IN SUSPENDED T-BAR CEILING.
- PROVIDE (4) SHEET METAL SCREWS, ONE INSTALLED IN EACH CORNER OF THE FIXTURE ATTACHING THE FIXTURE TO THE GRID. SCREWS SHALL NOT BE VISIBLE NOR IMPEDE INSTALLATION OF GRID PANELS.
- PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR GASKETING, INVERTED LENS, AND FOOD SERVICE RATING FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS.
- LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THIS FIXTURE SCHEDULE AND PROJECT SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP AND BALLAST(S).
- APPROVED LAMP MANUFACTURERS ARE OSRAM, SYLVANIA, GE, VENTURE (METAL HALIDE ONLY), AND PHILLIPS - NO EXCEPTIONS.
- FIXTURES SHALL BE ORDERED WITH APPROPRIATE BALLAST(S) THAT HAVE UL AND CBM LABELS. ALL BALLASTS MUST CONFORM TO TITLE 24 REQUIREMENTS FOR PERFORMANCE AND EFFICIENCY.
- FLUORESCENT FIXTURES TO BE SUPPLIED WITH "QUICK DISCONNECT" SAFETY BALLAST HARDWARE WHICH ARE UL AND CSA CERTIFIED IN ACCORDANCE WITH NEC 410.73(G) AND CEC 30-308(4).
- FLUORESCENT AND HIGH INTENSITY DISCHARGE BALLASTS SHALL BE ELECTRONIC TYPE. PROVIDE END OF LIFE (EOL) SHUT-DOWN PROTECTION FOR COMPACT FLUORESCENT LAMPS.
- FIXTURES, TRIMS, REFLECTORS, AND LAMPS SHALL BE CLEANED AND FREE FROM DIRT, DUST, LABEL ADHESIVE, AND FINGER PRINTS.
- ALL LIGHT FIXTURES SHALL BE MOUNTED AND SUPPORTED IN ACCORDANCE WITH OSHA STANDARDS AND ALL LOCAL, STATE, AND NATIONAL ELECTRICAL CODES. PROVIDE ALL REQUIRED SEISMIC BRACING FOR SUSPENDED LIGHT FIXTURES.
- PROVIDE LIGHT FIXTURE MOUNTING KITS AS REQUIRED TO SUIT THE EXACT TYPE OF CEILING TO WHICH THEY ARE MOUNTED.
- COORDINATE FIXTURE AND TRIM FINISHES WITH ARCHITECT PRIOR TO ORDERING.
- EACH DIMMED CIRCUIT SHALL CARRY A SEPARATE NEUTRAL CONDUCTOR WITH TRACER COLOR TO MATCH PHASE CONDUCTOR.

TANDEM WIRING NOTES:

- PROVIDE MULTIPLE BALLASTS FOR DUAL-LEVEL SWITCHING AND WIRING (i.e. TANDEM) AS INDICATE ON THE PLANS.
- LAMP FIXTURES TO BE TANDEM WIRED W/ ELECTRONIC BALLAST CONFIGURATION AS FOLLOWS:
 - "M" DENOTES MASTER FIXTURE W/ 1-4 LAMP ELECTRONIC BALLAST TO SUPPLY 2-OUTSIDE LAMPS IN EACH THE "M" & "S" FIXTURE.
 - "S" DENOTES SLAVE FIXTURE W/ 1-2 LAMP ELECTRONIC BALLAST TO SUPPLY 1-INSIDE LAMP IN EACH THE "M" & "S" FIXTURE.
 - "O" DENOTES ODD FIXTURE (NO PAIR) W/ 1-2 LAMP & 1-LAMP ELECTRONIC BALLAST.

SUBSTITUTION NOTES

- ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER, ARCHITECT AND THE ELECTRICAL ENGINEER. PRIOR TO CONSIDERING ANY SUBSTITUTIONS, THE FOLLOWING MUST BE PROVIDED (15) DAYS PRIOR TO BID TIME:
 - COMPLETE AND OPERABLE SAMPLES OF SUBSTITUTIONS CONTAINING 120V CORD AND PLUG CONNECTIONS ALONG WITH CURRENT MANUFACTURER'S DATA SHEETS.
 - PHOTOMETRIC STUDIES UTILIZING IES STANDARD PHOTOMETRIC DATA AND SOFTWARE FOR THIS PROJECT USING PROPOSED SUBSTITUTION FIXTURES TO ENSURE DESIGN INTENT IS MET. LUMEN OUTPUT AND LIGHT LOSS FACTOR VALUES TO BE DICTATED BY THE ELECTRICAL ENGINEER FOR THIS STUDY.
 - WHEN APPLICABLE, PHOTOMETRIC STUDIES OF EMERGENCY LIGHTING APPLICATIONS ARE REQUIRED FOR AREAS IN THIS PROJECT UTILIZING PROPOSED SUBSTITUTIONS. BATTERY PACK LUMEN OUTPUT VALUES TO BE BASED ON EMERGENCY LIGHTING NOTES CONTAINED HEREWITH.



GENERAL LIGHTING NOTES

- DURING EMERGENCY CONDITIONS EMERGENCY LIGHTING CIRCUITS SHALL BYPASS ALL LIGHTING CONTROLS IN ORDER TO ENERGIZE ALL CONNECTED LUMINAIRES AT FULL CAPACITY. PROVIDE UL924 RELAYS AS REQUIRED TO BYPASS ROOM CONTROLS.
- ASSURE COMPATIBILITY OF DIMMERS WITH CONTROLLED LUMINAIRES PRIOR TO PURCHASING.
- LIGHTING CONTROLS SHALL BE INSTALLED WHICH MEET ALL REQUIREMENTS OF THE 2022 CA ENERGY CODE.
- AUTOMATIC LIGHTING SHUT-OFF CONTROLS TO BE PROVIDED BY LOCAL OCCUPANCY SENSORS UNLESS OTHERWISE NOTED. APARTMENT PUBLIC SPACES ARE ACTIVE 24/7 AND THEREFORE EXEMPT FROM AUTOMATIC LIGHTING SHUT-OFF REQUIREMENTS.
- DAYLIGHT ZONES ARE REFERRED TO AS 'PRIMARY' AND 'SECONDARY' ON PLANS AND DENOTED BY DASHED LINES.
- LOCATIONS OF OCCUPANCY SENSORS, PHOTO SENSORS, SWITCHES, AND DIMMERS ARE DIAGRAMMATIC. CONTRACTOR TO FIELD-IDENTIFY OPTIMAL LOCATIONS AND QUANTITIES.
- FOR CUSTOM FF&E FIXTURES, IT IS THE MANUFACTURER'S RESPONSIBILITY TO FURNISH PRODUCTS WHICH ARE COMPLIANT WITH ALL 2022 CALIFORNIA TITLE 24 REQUIREMENTS, AS WELL AS MATCH THE ELECTRICAL SPECIFICATIONS PROVIDED IN THE LUMINAIRES SCHEDULES. PROVIDE SUBMITTAL SHOP DRAWINGS WITHIN 30 DAYS OF RECEIVING FIXTURE ORDER. SUBMITTALS SHALL CLEARLY INDICATE LAMPING AND MAXIMUM WATTAGE RATING OF LAMP SOCKETS. NON-COMPLIANT FIXTURES REJECTED BY ELECTRICAL INSPECTOR SHALL BE RETURNED TO THE MANUFACTURER FOR REWORKING AND/OR RE-LABELING.

SWITCH SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION
0-2 HOUR TIMER	\$ _T	0-2 HOUR DIGITAL TIMER SWITCH, SENSOR SWITCH PTS 60/710, OR EQUAL, FOR CLOSET 70 SOFT OR LESS
PHOTOCELL SENSOR	Ⓢ	CEILING MOUNTED CLOSED LOOP DAYLIGHT SENSOR PHOTOSENSOR FOR DAYLIGHT ZONE CONTROL SHALL AUTOMATICALLY ADJUST THE LIGHT OUTPUT OF ALL CONNECTED LUMINAIRES BASED ON THE DAYLIGHT LEVEL IN THE SPACE
GENERIC SWITCH	\$	TOGGLE SWITCH FOR MANUAL ON/OFF LIGHTING CONTROL. SUBSCRIPT INDICATE SWITCH FIXTURES ARE TO BE CONTROLLED BY WHICH SWITCH
LOW VOLTAGE KEYPAD	\$ _{vp}	LOW VOLTAGE KEYPAD CONNECTED TO LIGHTING CONTROL SYSTEM. NUMBER OF PUSH BUTTONS AS REQUIRED - REFER TO AVV SCHEDULES
OCC SENSOR (LOW VOLTAGE)	Ⓢ Ⓢ +	OCCUPANCY SENSOR SHALL TURN OFF ALL CONNECTED LUMINAIRES WITHIN 30 MINUTES OF SPACE BEING VACANT. (CEILING MOUNTED AND WALL MOUNTED)
THREEWAY SWITCH	\$ ₃	3 WAY LINE VOLTAGE SWITCH
DIMMER SWITCH	\$ _D	DIMMER SWITCH FOR MANUAL MULTI-LEVEL LIGHTING CONTROL. SWITCH SHALL ALSO HAVE MANUAL ON/OFF FUNCTIONALITY. SUBSCRIPT INDICATES WHICH FIXTURES ARE TO BE CONTROLLED BY WHICH DIMMER
VACANCY SWITCH	\$ _{vs}	VACANCY SWITCH SHALL TURN OFF ALL CONNECTED LUMINAIRES WITHIN 30 MINUTES OF SPACE BEING VACANT. (WALL MOUNTED)

LIGHTING CONTROL SYSTEM REQUIREMENTS

- CONTRACTOR TO PROVIDE A FULLY OPERATIONAL LIGHTING CONTROL SYSTEM.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH A LIGHTING CONTROLS VENDOR TO OBTAIN LIGHTING CONTROL SYSTEM PACKAGE COMPLETE WITH DEVICES, WIRING DIAGRAMS, ANNOTATED PLANS INDICATING WHICH DEVICE TO BE USED IN EACH LOCATION, CONNECTION REQUIREMENTS, SET UP INSTRUCTIONS, COMMISSIONING AND CHECK-OUT FOLLOWING COMPLETION. PROVIDE ALL LOW VOLTAGE WIRING AS REQUIRED FOR CONTROL DEVICE INTERCONNECTIONS.
- CONTRACTOR TO PROVIDE DIMMING AND SWITCHING SYSTEM. ACCEPTABLE MANUFACTURERS INCLUDE N-LIGHT, LUTRON, CRESTRON, LEVITON, PHILIPS, AND WATTSTOPPER.
- PROVIDE LIGHTING CONTROL PANEL (LCP) TO PERFORM THE FUNCTIONS DESCRIBED BELOW.
- CONTROL EXTERIOR LIGHTING BASED ON ASTRONOMIC TIMECLOCK SCHEDULING. WHERE REQUIRED, OUTDOOR LIGHTING WILL INCORPORATE LOCAL MOTION DETECTOR/DIMMING CONTROLS.
- INTERIOR PRIMARY AND SECONDARY DAYLIGHT HARVESTING CONTROL PER ENERGY CODE.
- PROVIDE MULTI-SCENE DIMMING FOR MORNING, DAY AND NIGHT MODES. INSTALLER TO COORDINATE SCENE CONFIGURATIONS WITH HOTEL MANAGER.
- PROVIDE PUSHBUTTON CONTROL STATIONS FOR SELECTING LIGHTING SCENES. REFER TO LOCATIONS AND QUANTITY ON PLANS.
- DEMAND RESPONSIVE CONTROL: LCP SHALL BE CAPABLE OF RECEIVING AND RESPONDING TO AT LEAST ONE STANDARDS BASED MESSAGING PROTOCOL WHICH ENABLES DEMAND RESPONSE AFTER RECEIVING A DEMAND RESPONSE SIGNAL. LCP SHALL BE CAPABLE OF LOWERING THE BUILDING'S TOTAL LIGHTING POWER BY A MINIMUM OF 15% BELOW THE TOTAL INSTALLED LIGHTING POWER. LIGHTING SHALL BE REDUCED IN A MANNER CONSISTENT WITH UNIFORM LEVEL OF ILLUMINATION REQUIREMENTS IN TABLE 130.1-A.
- PROVIDE DIMMING AND SWITCHING CHANNELS AS INDICATED IN LIGHTING CONTROL SCHEDULE.
- CONTRACTOR TO PROVIDE WIRING FROM BRANCH PANEL CIRCUIT BREAKER TO TERMINALS ON LCP AND THEN TO LOADS THROUGHOUT FACILITY.
- CONTRACTOR TO PROVIDE ALL LIGHTING CONTROL SENSORS AND ASSOCIATED LINE-VOLTAGE AND LOW-VOLTAGE WIRING ASSOCIATED WITH LIGHTING CONTROLS.
- LIGHTING CONTROLS VENDOR TO PROVIDE SHOP DRAWINGS INCLUDING FLOOR PLANS AND WIRING DIAGRAMS FOR USE BY INSTALLING ELECTRICIAN.
- LIGHTING CONTROLS VENDOR TO PROVIDE ON-SITE PRE-WIRE VISIT AND INSTRUCT THE CONTRACTOR HOW TO INSTALL THE PANEL, CONTROLS AND WIRING.
- CONTRACTOR TO PROVIDE LOW-VOLTAGE CABLES AS DIRECTED AND APPROVED BY LIGHTING CONTROLS MANUFACTURER.

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



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No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

LIGHTING SCHEDULE

Project Number: Sheet Number:

6360

Drawn By:

EU

Issue Date:

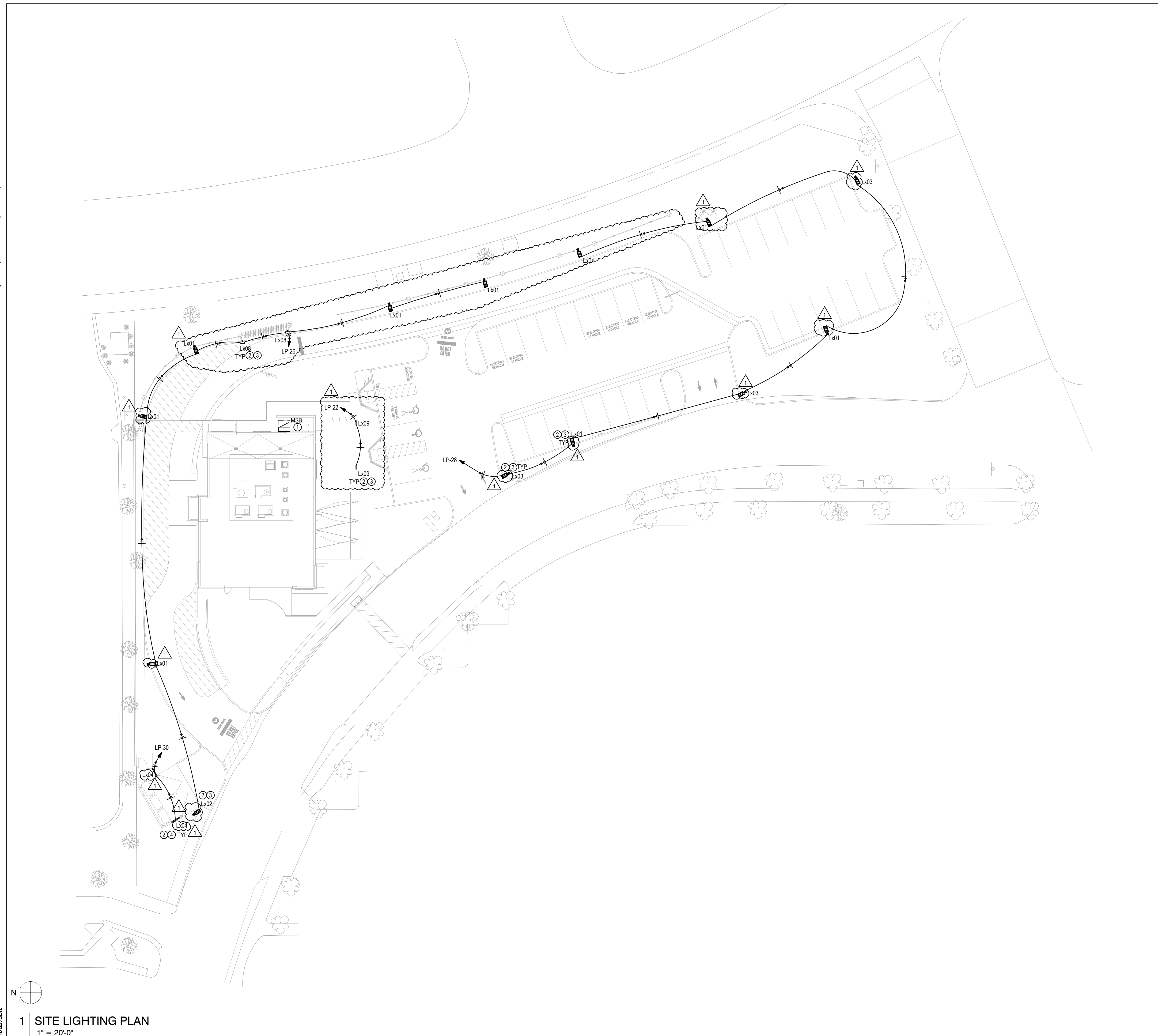
02/12/2024

DPM:

DM:

CPM:

E0.03



LIGHTING GENERAL NOTES

1. REFER TO ELECTRICAL SHEET E.0.0 FOR ADDITIONAL ELECTRICAL NOTES AND ABBREVIATIONS.
2. ELECTRICAL CONTRACTOR TO COORDINATE LOCATION, METHOD OF CONNECTION AND INSTALLATION OF LIGHTING WITH ALL RELEVANT TRADES PRIOR TO ROUGH IN OF THE WIRING SYSTEM.
3. ALL CONTROL EQUIPMENT REQUIRING CERTIFICATION UNDER TITLE 24 TO BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
4. LIGHTING FIXTURES IN CONTACT WITH INSULATION TO BE UL LISTED FOR THERMAL BARRIER OR PROVIDE 3 INCH MINIMUM CLEARANCE.
5. FIXTURES INSTALLED IN FIRE RATED CEILINGS SHALL BE INSTALLED IN AN APPROVED BY RESISTIVE MANNER CONSISTENT WITH RATINGS OF THE CEILING.
6. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT BETWEEN LIGHT FIXTURE LOCATIONS, MAIN RUNNERS, DUCTS, BUILDING STRUCTURE, ETC.
7. ALL LIGHT FIXTURES TO BE COORDINATED WITH LIGHTING DESIGNER, FURNISHED AND INSTALLED BY CONTRACTOR.
8. ALL RECESSED DOWNLIGHTS TO BE THERMALLY PROTECTED PER N.E.C. & U.L. REQUIREMENTS.
9. FOR EXACT LOCATION OF ALL LIGHT FIXTURES & MOUNTING HEIGHTS, SEE LIGHTING DESIGNER DRAWINGS.
10. ALL LIGHT FIXTURES USED IN EXTERIOR AREA SHALL BE LISTED FOR WET LOCATION.
11. ALL LIGHT FIXTURES USED IN THE PROJECT SHALL BE LISTED FOR INTENDED USE.
12. CONTRACTOR TO INSTALL CLOSET FIXTURE TO ASSURE THAT THE MINIMUM OF 18" EXISTS BETWEEN THE CLOSET SHELF AND THE EDGE OF THE LIGHT FIXTURE. CONTRACTOR SHALL VERIFY FINAL LOCATION AND DIMENSIONS OF SHELVES RELATIVE TO FIXTURE AND PROVIDE FIXTURE TYPE AS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE ARTICLE 410.8.
13. BATHROOMS REQUIRE A MINIMUM OF ONE HIGH-EFFICACY LUMINAIRE, AND REQUIRE ALL OTHER LIGHTING TO BE EITHER HIGH-EFFICACY LIGHTING OR VACANCY SENSORS FOR ADDITIONAL LIGHTING.
14. FOR EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT, REFER TO M-SERIES AND P-SERIES LAYOUTS.
15. GROUP SWITCHES IN A GANG BOX UNDER COMMON COVERPLATE, WHERE APPLICABLE.
16. REFER TO CIVIL DRAWINGS FOR GENERAL SITE LIGHTING AND ADDITIONAL INFORMATION.
17. VERIFY ALL CONDUIT PATHWAYS REQUIRED FOR SITE WORK WITH CIVIL.
18. VERIFY AND COORDINATE ALL BUILDING SHELL, SITE WORK AND SIGNAGE REQUIREMENTS PRIOR TO START OF WORK.

KEYNOTES

NOTE: SOME KEYNOTES LISTED BELOW MAY NOT PERTAIN TO THIS DRAWING

1. SERVICE ENTRANCE LOCATION. COORDINATE INSTALLATION WITH SERVING UTILITY.
2. EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOCELL AND ASTRONOMICAL TIME CLOCK SWITCH. CIRCUIT VVY LIGHTING CONTRACTOR AND TIME CLOCK/PHOTOCELL FURNISHED WITH C/P PANEL. COORDINATE WITH C/P REPRESENTATIVE.
3. PROVIDE NEW PARKING LOT LIGHT FIXTURE AND NEW LIGHT POLE INCLUDING NEW CONDUIT AND CONDUCTORS FROM ALL SITE LIGHT FIXTURE LOCATIONS TO TENANT BUILDING. SEE SITE PHOTOMETRICS DRAWING ES-00 FOR LIGHT FIXTURE TYPES. CONTRACTOR SHALL PROVIDE ALL CONDUCTORS, CONDUIT, APPURTENANCES, AND CONNECTIONS (SIZED PER N.E.C. REGULATIONS) TO COMPLETE INSTALLATION. VERIFY AND COORDINATE ALL REQUIREMENTS INCLUDING CONTRACTOR RESPONSIBILITIES AND ROUTING OF CONDUITS TO LIGHT FIXTURE LOCATIONS WITH LANDLORD, CIVIL, AND TENANT REPRESENTATIVE PRIOR TO START OF WORK.
4. EXTERIOR LIGHTING TO BE CONTROLLED BY MOTION SENSORS

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team



Architecture.
Design.
Relationships.

Professional Seal

Project Title

Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508



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No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

SITE LIGHTING PLAN

Project Number

Sheet Number

6360

Drawn By

EU

Issue Date:

02/12/20

DPM:

E0.04

DPM:

DM

CPM

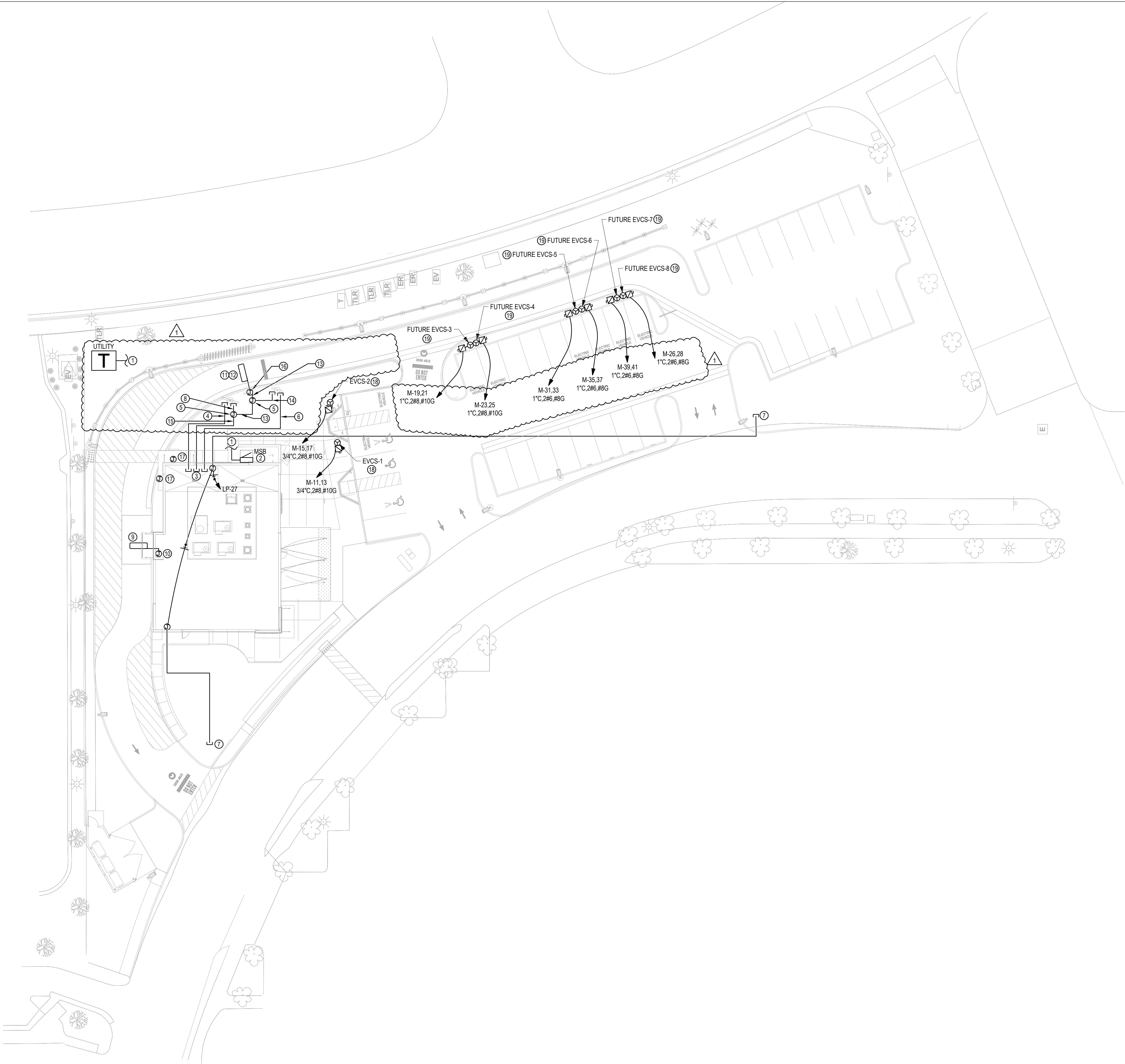
File Name: E0.05 SITE POWER PLAN.dwg Plotted By: Elaine 02/12/2024 (Mon 11:58am)

PR-2023-0212



1 SITE POWER PLAN

1" = 20'-0"



GENERAL POWER NOTES

- REFER TO ELECTRICAL SHEET E0.00 FOR ADDITIONAL ELECTRICAL NOTES AND ABBREVIATIONS.
- DRAWING SHOWS THE DESIRED ELECTRICAL LAYOUT WITH NEW LOCATIONS OF RECEPTACLES, HARD WIRED JUNCTION BOX, CONDUIT AND CIRCUITING REQUIREMENTS. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF DEVICES TO AVOID CONFLICT ACCESS TO THE DEVICES.
- ALL J-BOXES SHALL BE SIZED PER C.E.C.
- ALL PENETRATIONS INTO FIRE RATED WALL AND ALL FLOOR CORING SHALL BE FIRE SEALED.
- FOR EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT, REFER TO M-SERIES AND P-SERIES LAYOUTS.
- FOR EQUIPMENT REQUIRING SPECIAL RECEPTACLE, PROVIDE RECEPTACLE WITH NEMA CONFIGURATION TO MATCH EQUIPMENT PLUG.
- MAINTAIN SEPARATION BETWEEN ELECTRICAL AND TELECOM CONDUITS.
- SELECTION OF RECEPTACLES WITH ADEQUATELY SIZED CABLE TERMINATION TERMINALS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES, SWITCHES, WALL OUTLETS, ETC., SHALL BE IN ACCORDANCE WITH ARCHITECT/OWNER.
- VERIFY ELECTRICAL REQUIREMENTS OF ALL NEW EQUIPMENT TO BE USED. ALL SPECIAL PURPOSE OUTLETS INDICATED ON PLAN SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION. TO ENSURE PROPER WIRING AND COMPATIBILITY WITH ATTACHMENT PLUGS OR JUNCTION BOXES THAT MAY BE FURNISHED AS AN INTEGRAL PART OF THE EQUIPMENT.
- ALL RECEPTACLES INSTALLED ON THE ROOF OR EXTERNALLY SHALL BE GFCI-PROTECTED AND LISTED AS WEATHER RESISTANT. PROVIDE WP, EXTRA DUTY, IN-USE COVER.
- ALL ELECTRICAL OUTLET BOXES INSTALLED IN RATED WALLS OR ASSEMBLIES, SHALL BE HORIZONTALLY SEPARATED BY NOT LESS THAN 24" FROM OUTLETS IN THE OPPOSITE WALL SURFACE AND BACK SIDE OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION.
- VERIFY EXACT LOCATIONS OF ALL APPLIANCES RECEPTACLES PRIOR TO INSTALLATION OF OUTLETS.
- PROVIDE SWITCH AND RECEPTACLE HEIGHTS PER STATE OF CALIFORNIA ACCESSIBLE REQUIREMENTS. VERIFY WITH ARCHITECT FOR EXACT REQUIREMENTS AND LOCATION. ALL RECEPTACLES HEIGHTS SHALL BE ACCESS COMPLIANCE PER SECTION 1136A AND SECTION 11B-308 OF THE BUILDING CODE.
 - ALL ABOVE COUNTER RECEPTACLES TO BE 42" A.F.F.
 - ALL TV RECEPTACLES TO BE 48" A.F.F.
 - ALL OTHER RECEPTACLES TO BE 18" A.F.F.
 - 125V, 15 AND 20 AMP RECEPTACLES REQUIRED AS PER C.E.C. 210.52 ARE TO BE LISTED AS TAMPER RESISTANT.
- ALL TV OUTLETS SHALL BE DUAL CONNECTION FOR ANTENNA & CABLE TV.
- ALL KITCHEN RECEPTACLES SHALL HAVE "GFCI" PROTECTION. ALL GENERAL RECEPTACLES SHALL BE OF TAMPER RESISTANT TYPE.
- ALL GFCI DEVICES (CIRCUIT BREAKER OR RECEPTACLE) SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED LOW VOLTAGE CONDUIT AND WIRING FOR TELEPHONE/DATA, CCTV, INTERCOM SYSTEM ETC. CONTRACTOR TO INCLUDE IN THEIR BIDS ALL COSTS FOR PREPARATION AND INSTALLATION OF LOW VOLTAGE SYSTEMS. PROVIDE POWER AS REQUIRED. MAINTAIN SEPARATION BETWEEN ELECTRICAL AND LOW VOLTAGE CONDUITS. PLEASE REFER TO LOW VOLTAGE DRAWINGS FOR EXACT PLACEMENT OF ALL LOW VOLTAGE EQUIPMENT.
- REFER TO CIVIL DRAWINGS FOR GENERAL SITE LIGHTING AND ADDITIONAL INFORMATION.
- VERIFY ALL CONDUIT PATHWAYS REQUIRED FOR SITE WORK WITH CIVIL.
- VERIFY AND COORDINATE ALL BUILDING SHELL, SITE WORK AND SIGNAGE REQUIREMENTS PRIOR TO START OF WORK.

KEYNOTES

- NOTE: SOME KEYNOTES LISTED BELOW MAY NOT PERTAIN TO THIS DRAWING.
- PROVIDE 2 SETS OF (4) 600 kcmil, 4" CONDUIT FROM UTILITY COMPANY TRANSFORMER. VERIFY AND COORDINATE ROUTING OF CONDUITS WITH UTILITY CO., CIVIL, AND TENANT REPRESENTATIVE.
 - SERVICE ENTRANCE LOCATION. COORDINATE INSTALLATION WITH SERVING UTILITY.
 - ELECTRICAL CONTRACTOR TO PROVIDE 1" PVC CONDUITS AS SHOWN STUBBED TO CPI PANEL LOCATION. FINAL CONNECTION TO EQUIPMENT TO BE COMPLETED BY TI CONTRACTOR.
 - PROVIDE 1" CONDUIT W/PULL WIRE STUBBED TO MENU BOARD FOR POWER. VERIFY STUB-UP LOCATION AT MENU BOARD WITH TENANT AND PANERA PRIOR TO START OF WORK. COORDINATE ROUTING OF CONDUIT AS REQUIRED.
 - PROVIDE 4X4 JUNCTION BOX FOR DATA CONNECTION. VERIFY ROUGH-IN REQUIREMENTS AND EXACT LOCATION WITH TENANT REPRESENTATIVE IN THE FIELD.
 - PROVIDE 1" CONDUIT W/PULL WIRE STUBBED TO PREVIEW BOARD FOR POWER. VERIFY STUB-UP LOCATION AT PREVIEW BOARD WITH TENANT AND PANERA PRIOR TO START OF WORK. COORDINATE ROUTING OF CONDUIT AS REQUIRED.
 - PROVIDE 1" CONDUIT W/PULL WIRE STUBBED TO DIRECTIONAL SIGNAGE. VERIFY STUB-UP LOCATION AT DIRECTIONAL SIGNAGE WITH TENANT AND PANERA PRIOR TO START OF WORK. COORDINATE ROUTING OF CONDUIT AS REQUIRED.
 - PROVIDE 1" CONDUIT W/PULL WIRE STUBBED TO MENU BOARD FOR DATA. VERIFY STUB-UP LOCATION AT MENU BOARD WITH TENANT AND PANERA PRIOR TO START OF WORK. COORDINATE ROUTING OF CONDUIT AS REQUIRED.
 - LANDLORD SHALL FURNISH AND INSTALL DRIVE-THRU DETECTOR LOOP IN CONCRETE PAD. CONTRACTOR TO PROVIDE CONCRETE PAD WITH ALL ASSOCIATED CONC. SLAB AND CURBING, (NO METAL LOCATED WITHIN 36" OF LOOP DETECTOR), WIRE MESH, REBAR REINFORCING, AND WITH POWER CONDUIT STUBBED BACK TO THE BUILDING AND CAPPED. VERIFY WITH LANDLORD AND TENANT.
 - EXTEND LOOP DETECTOR CONDUIT TO JBOX IN WALL AT 24" AFF. VERIFY AND COORDINATE CONDUIT ENTERING BUILDING AND CONNECTION TO JBOX IN WALL FOR LOOP DETECTOR SYSTEM WITH LANDLORD AND TENANT REPRESENTATIVE.
 - LANDLORD SHALL FURNISH AND INSTALL MENU BOARD DETECTOR LOOP IN CONCRETE PAD. CONTRACTOR TO PROVIDE CONCRETE PAD WITH ALL ASSOCIATED CONC. SLAB AND CURBING, FIBERMESH (NO METAL LOCATED WITHIN 36" OF LOOP DETECTOR), AND WITH POWER CONDUIT STUBBED BACK TO THE BUILDING AND CAPPED. VERIFY WITH LANDLORD AND TENANT.
 - EXTEND LOOP DETECTOR TO 4x4 JUNCTION BOX AT SPEAKER POST. VERIFY ROUGH-IN REQUIREMENTS AND EXACT LOCATION WITH TENANT REPRESENTATIVE IN THE FIELD.
 - PROVIDE 1" CONDUIT W/PULL WIRE FOR DATA TO SPEAKER POST. COORDINATE ROUTING OF CONDUIT AS REQUIRED.
 - PROVIDE 1" CONDUIT W/PULL WIRE STUBBED TO PREVIEW BOARD FOR DATA. VERIFY STUB-UP LOCATION AT PREVIEW BOARD WITH TENANT AND PANERA PRIOR TO START OF WORK. COORDINATE ROUTING OF CONDUIT AS REQUIRED.
 - PROVIDE 1" CONDUIT W/PULL WIRE FOR DATA TO MENU BOARD, SPEAKER POST, AND PREVIEW BOARD. COORDINATE ROUTING OF CONDUIT AS REQUIRED.
 - PROVIDE JUNCTION BOX FOR MENU BOARD DETECTOR LOOP. CONNECTION OF DETECTOR LOOP TO JUNCTION BOX BY TENANT. VERIFY ROUGH-IN REQUIREMENTS AND EXACT LOCATION WITH TENANT REPRESENTATIVE IN THE FIELD.
 - PROVIDE ROUGH-IN FOR FINAL CONNECTION TO CAMERA SHOWN. VERIFY ROUGH-IN REQUIREMENTS AND EXACT LOCATION WITH TENANT REPRESENTATIVE / CAMERA PROVIDER IN THE FIELD.
 - EV CHARGING STATION. PROVIDE 3/4" CONDUIT FROM THE EQUIPMENT LOCATION TO PANEL "M" CIRCUIT AS SHOWN. COORDINATE LOCATION OF CONNECTION AND EQUIPMENT SPECIFICATIONS WITH GENERAL CONTRACTOR AND EV CHARGING STATION VENDOR PRIOR TO ROUGH IN.
 - PROVISIONS FOR FUTURE EV CHARGING STATION. PROVIDE 1" CONDUIT FROM THE EQUIPMENT LOCATION TO PANEL "M". PROVIDE PULL STRING AND CAP CONDUIT AT EACH END. ELECTRICAL CONTRACTOR TO MARK PRECISE LOCATION OF STUB OUT FOR CHARGER ON AS BUILT CONSTRUCTION DOCUMENTS AND RETURN TO OWNER. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH IN.

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:

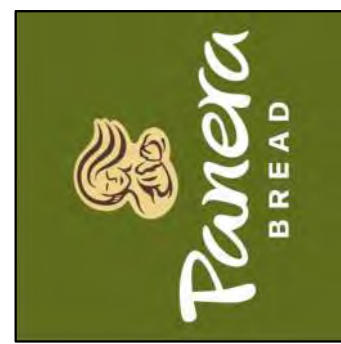


Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508



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No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

SITE POWER PLAN

Project Number:

Sheet Number:

6360

Drawn By:

EU

Issue Date:

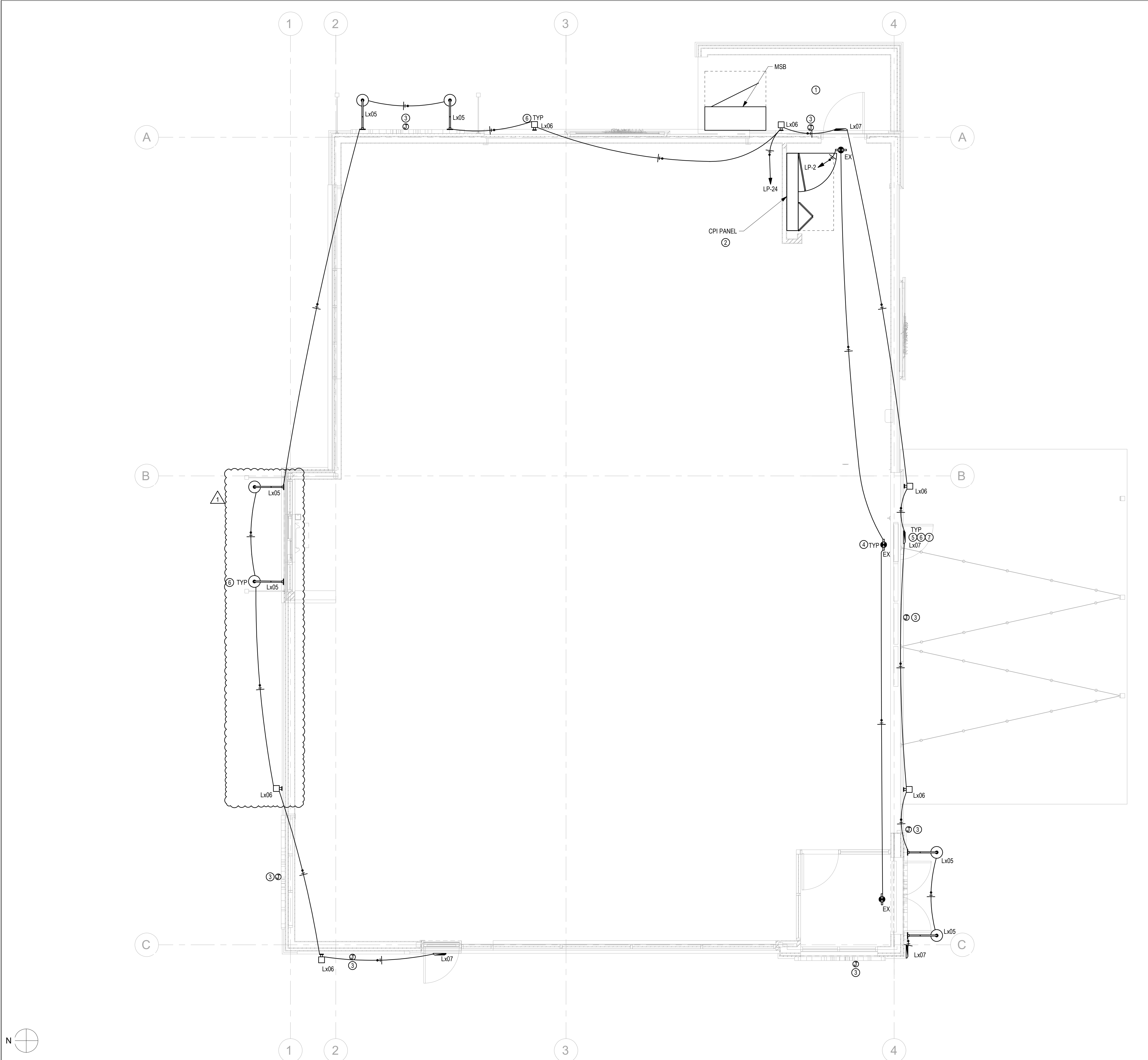
02/12/2024

DPM:

DM:

CPM:

E0.05



- ### LIGHTING GENERAL NOTES
1. REFER TO ELECTRICAL SHEET E0.00 FOR ADDITIONAL ELECTRICAL NOTES AND ABBREVIATIONS.
 2. ELECTRICAL CONTRACTOR TO COORDINATE LOCATION, METHOD OF CONNECTION AND INSTALLATION OF LIGHTING WITH ALL RELEVANT TRADES PRIOR TO ROUGH IN OF THE WIRING SYSTEM.
 3. ALL CONTROL EQUIPMENT REQUIRING CERTIFICATION UNDER TITLE 24 TO BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
 4. LIGHTING FIXTURES IN CONTACT WITH INSULATION TO BE UL LISTED FOR THERMAL BARRIER OR PROVIDE 3 INCH MINIMUM CLEARANCE.
 5. FIXTURES INSTALLED IN FIRE RATED CEILINGS SHALL BE INSTALLED IN AN APPROVED BY RESISTIVE MANNER CONSISTENT WITH RATING OF THE CEILING.
 6. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT BETWEEN LIGHT FIXTURE LOCATIONS, MAIN RUNNERS, DUCTS, BUILDING STRUCTURE, ETC.
 7. ALL LIGHT FIXTURES TO BE COORDINATED WITH LIGHTING DESIGNER, FURNISHED AND INSTALLED BY CONTRACTOR.
 8. ALL RECESSED DOWNLIGHTS TO BE THERMALLY PROTECTED PER N.E.C. & U.L. REQUIREMENTS.
 9. FOR EXACT LOCATION OF ALL LIGHT FIXTURES & MOUNTING HEIGHTS, SEE LIGHTING DESIGNER DRAWINGS.
 10. ALL LIGHT FIXTURES USED IN EXTERIOR AREA SHALL BE LISTED FOR WET LOCATION.
 11. ALL LIGHT FIXTURES USED IN THE PROJECT SHALL BE LISTED FOR INTENDED USE.
 12. CONTRACTOR TO INSTALL CLOSET FIXTURE TO ASSURE THAT THE MINIMUM OF 18" EXISTS BETWEEN THE CLOSET SHELF AND THE EDGE OF THE LIGHT FIXTURE. CONTRACTOR SHALL VERIFY FINAL LOCATION AND DIMENSIONS OF SHELVES RELATIVE TO FIXTURE AND PROVIDE FIXTURE TYPE AS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE ARTICLE 410.8.
 13. FOR EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT, REFER TO M-SERIES AND P-SERIES LAYOUTS.
 14. GROUP SWITCHES IN A GANG BOX UNDER COMMON COVER PLATE, WHERE APPLICABLE.
 15. ALL LIGHTING FIXTURE BULBS SHALL HAVE PROTECTIVE COVERS, BE COATED OR SHATTER-RESISTANT IN AREAS WHERE THERE IS NON-PREPACKAGED READY TO EAT FOOD, CLEAN EQUIPMENT, UTENSILS, LINENS OR UNWRAPPED SINGLE USE ARTICLES, FOOD PREPARATION AREAS, OPENED FOOD STORAGE ROOMS, AND DISHWASHING AREAS.

- ### KEYNOTES
- NOTE: SOME KEYNOTES LISTED BELOW MAY NOT PERTAIN TO THIS DRAWING.
1. SERVICE ENTRANCE LOCATION. COORDINATE INSTALLATION WITH SERVING UTILITY.
 2. SEE PANEL SCHEDULES AND ONE-LINE DIAGRAM ON SHEETS E2.00 AND E3.00.
 3. PROVIDE ROUGH-IN/INJECTION BOX FOR 120V/1PH 20 AMP CIRCUITS FOR FUTURE EXTERIOR BUILDING SIGNAGE. SEE SIGN SHOP DRAWINGS. VERIFY EXACT LOCATION AND ALL REQUIREMENTS AND DETAILS PRIOR TO ROUGH-IN.
 4. EXTEND UNSWITCHED CIRCUIT CONDUCTOR TO EXIT SIGN/EMERGENCY BATTERY BACKUP.
 5. PROVIDE EXTERIOR EMERGENCY EGRESS LIGHT WITH EMERGENCY BATTERY BACK UP UNIT TO INSURE CONTINUED ILLUMINATION FOR AT LEAST 90 MINUTES IN CASE OF PRIMARY POWER LOSS. EXTEND UNSWITCHED CIRCUIT LEG TO BATTERY. VERIFY EXACT MOUNTING LOCATION OF EXTERIOR EGRESS LIGHT AND REMOTE BATTERY PRIOR TO START OF WORK.
 6. EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOCELL AND ASTRONOMICAL TIME CLOCK SWITCH. CIRCUIT VIA LIGHTING CONTACTOR AND TIME CLOCK/PHOTOCELL FURNISHED WITH CPI PANEL. COORDINATE WITH CPI REPRESENTATIVE.
 7. EXTERIOR EMERGENCY WALL PACKS TO BE ON THE SAME CIRCUIT AS THE EXTERIOR LIGHTING CIRCUIT. PROVIDE AN UN-SWITCHED CONDUCTOR TO EACH FIXTURE.

NOTE:

ALL FIXTURES (NO EXCEPTIONS) TO BE OBTAINED THROUGH NATIONAL ACCOUNT AT:
STANDARD ELECTRICAL SUPPLY COMPANY
#14 JEWEL DRIVE
WILMINGTON, MA 01887

CONTACT: PANERA ACCOUNT REPRESENTATIVE 800-370-5050 x3176

CITY LIGHTING
4307 WEST PAPIN ST.
ST. LOUIS, MO 63110
CONTACT: MIKE CANTY 314-534-1090

1 | GROUND FLOOR LIGHTING PLAN
1/4" = 1'-0"

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:

Professional Seal:

Project Title:

Bakery Cafe #: 6360
SHELL BUILDING
Mission Village Center
505 E. Alessandro Blvd
Riverside, CA 92508

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No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

GROUND FLOOR LIGHTING PLAN

Project Number: 6360
Drawn By: EU
Issue Date: 02/12/2024

Sheet Number: **E1.00**

DFM: DM: CPM:





Specifications	
EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.3 mm)
Width:	14.26" (35.7 mm)
Height H1:	2.26" (5.7 mm)
Height H2:	7.46" (18.9 mm)
Weight:	23 lbs (10.4 kg)

Ordering Information **EXAMPLE:** DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED	Series	LEDs	Color temperature *	Color Rendering index *	Distinction		Voltage	Mounting
DSX0 LED	Forward optics	P1	(this section 70CRI only)	70CRI	AIR Automotive front row	TSM Type V medium	XVOLT 120V-277V†	Shipped included
		P2	30K 4000K	70CRI	T1SL Type I short	TSLG Type IV low glare	XVOLT 120V-480V	
		P3	50K 5000K	70CRI	T2M Type II medium	TSM Type V wide	XVOLT 127V-480V	
		P7	50K 5000K	70CRI	T3M Type III medium	BLCL Type III backlight control	120 VAC‡	
		P4	(this section 80CRI only, extended lead times apply)				T3GL Type III low glare	
	Rotated optics	P10	P12	27K 2700K	80CRI	T4M Type IV medium	BLCL Type IV backlight control	240 VAC‡
		P11	P13	30K 3500K	80CRI	T4GL Type IV low glare	KLCO Left corner cut-off	277 VAC‡
		P12	35K 3500K	80CRI	T4GL Type IV low glare	KLCO Right corner cut-off	347 VAC‡	
		P13	40K 4000K	80CRI	TFTM Forward three medium		480 VAC‡	
		P14	50K 5000K	80CRI				

Control options	Shipped installed	Shipped separately
NLTAIR2 PIRHN	High lux, ambient sensor, 5-47 mounting height, ambient sensor enabled at 26.18" (66.3 mm)	High lux, ambient sensor, 5-47 mounting height, ambient sensor enabled at 26.18" (66.3 mm)
PIR	High lux, ambient sensor, 5-47 mounting height, ambient sensor enabled at 26.18" (66.3 mm)	High lux, ambient sensor, 5-47 mounting height, ambient sensor enabled at 26.18" (66.3 mm)
PER	NEMA two-lock override only (controls ordered separately)	NEMA two-lock override only (controls ordered separately)
PBS	Five-pin override only (controls ordered separately)	Five-pin override only (controls ordered separately)

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DSX0-LED Rev. 09/05/23 Page 1 of 9

Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine ambient lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Linear Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance
Data references the extrapolated performance projection for the luminaire rated in a 25°C ambient, based on 10,000 hours of LED testing based on per ESDA LM-79-06. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
75,000	0.84
100,000	0.80

FAO Dimming Settings

Dim Position	% Output	% Lumen Output
8	100%	100%
7	90%	90%
6	80%	80%
5	60%	60%
4	50%	50%
3	40%	40%
2	30%	30%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new value for given FAO position, use published values for each package based on input watts and lumens by optic type.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photoelectric Operation	dwell Time	Range-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Performance Data

Lumen Output

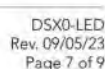
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Notated Optics

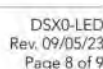
Performance Package	System Watt	LED Count	Beam Spread (m)	Illumination Type	DSX (1200K, 70 CRI)				DSX (4000K, 70 CRI)				DSX (5000K, 70 CRI)						
					Beam Spread	Beam Angle	Beam Diameter	Beam Depth	Beam Spread	Beam Angle	Beam Diameter	Beam Depth	Beam Spread	Beam Angle	Beam Diameter	Beam Depth			
P10	51W	30	550	T15	7.399	3	0	3	145	7.711	3	0	3	151	7.862	3	0	3	154
				T2M	6.854	3	0	3	135	7.144	3	0	3	140	7.283	3	0	3	143
				T3M	6.013	3	0	3	136	7.235	3	0	3	142	7.366	3	0	3	145
				T3G5	6.194	2	0	2	132	6.455	2	0	2	127	6.581	2	0	2	129
				T4M	7.036	3	0	3	138	7.333	3	0	3	144	7.476	3	0	3	147
				T4G5	6.999	2	0	2	136	6.669	2	0	2	131	6.799	2	0	2	134
				T5M	7.086	3	0	3	139	7.385	3	0	3	145	7.529	3	0	3	148
				T5M	7.239	3	0	2	142	7.545	3	0	2	148	7.692	3	0	2	151
				T5W	7.357	3	0	2	145	7.667	3	0	2	151	7.816	3	0	2	154
				T5G5	7.260	3	0	1	143	7.567	3	0	1	149	7.714	3	0	1	152
				BL3	5.043	3	0	3	99	5.256	3	0	3	103	5.388	3	0	3	105
P11	60W	30	700	BL4	5.208	3	0	3	102	5.428	3	0	3	107	5.534	3	0	3	109
				RCO	5.089	0	0	2	100	5.303	0	0	2	104	5.407	0	0	2	106
				LED	5.089	0	0	2	100	5.303	0	0	2	104	5.407	0	0	2	106
				AR	7.399	3	0	3	145	7.711	3	0	3	151	7.862	3	0	3	154
				T15	9.558	3	0	3	158	9.751	3	0	3	163	9.943	3	0	3	166
				T2M	8.669	3	0	3	127	9.034	3	0	3	131	9.211	3	0	3	135
				T3M	8.768	3	0	3	129	9.138	3	0	3	134	9.316	3	0	3	137
				T3G5	7.833	3	0	3	115	8.184	3	0	3	120	8.323	3	0	3	122
				T4M	8.899	3	0	3	131	9.274	3	0	3	136	9.455	3	0	3	139
				T4G5	8.093	3	0	3	119	8.435	3	0	3	124	8.599	3	0	3	126
				T5M	8.662	3	0	3	132	9.040	3	0	3	137	9.222	3	0	3	140
P12	103W	30	1050	T5W	9.156	4	0	2	135	9.542	4	0	2	140	9.728	4	0	2	143
				T5W	9.324	4	0	2	137	9.696	4	0	2	143	9.885	4	0	2	145
				T5G5	9.182	3	0	1	135	9.549	3	0	1	141	9.756	3	0	1	145
				BL3	6.378	3	0	3	94	6.647	3	0	3	98	6.777	3	0	3	100
				BL4	6.587	3	0	3	97	6.863	3	0	3	101	6.999	3	0	3	103
				RCO	6.456	0	0	2	95	6.707	0	0	2	99	6.838	0	0	2	101
				LED	6.456	0	0	2	95	6.707	0	0	2	99	6.838	0	0	2	101
				AR	9.558	3	0	3	158	9.751	3	0	3	163	9.943	3	0	3	166
				T15	12.247	3	0	3	128	12.806	3	0	3	134	13.075	3	0	3	136
				T2M	12.271	4	0	4	119	12.789	4	0	4	124	13.038	4	0	4	126
				T3M	12.412	4	0	4	120	12.955	4	0	4	125	13.187	4	0	4	128
P13	129W	30	1300	T3G5	11.089	3	0	3	107	11.556	3	0	3	112	11.782	3	0	3	114
				T4M	12.597	4	0	4	122	13.128	4	0	4	127	13.384	4	0	4	129
				T4G5	11.657	3	0	3	111	11.980	3	0	3	116	12.173	3	0	3	118
				T5M	12.886	4	0	4	123	13.221	4	0	4	128	13.479	4	0	4	130
				T5W	12.960	4	0	2	125	13.507	4	0	2	131	13.779	4	0	2	133
				T5W	13.170	4	0	3	127	13.726	4	0	3	133	13.994	4	0	3	135
				T5G5	12.998	3	0	2	126	13.546	3	0	2	131	13.810	3	0	2	134
				BL3	9.029	3	0	3	87	9.400	3	0	3	91	9.593	3	0	3	93
				BL4	9.324	4	0	4	90	9.718	4	0	4	94	9.907	4	0	4	96
				RCO	9.110	1	0	2	88	9.495	1	0	2	92	9.680	1	0	2	94
				LED	9.110	1	0	2	88	9.495	1	0	2	92	9.680	1	0	2	94
P14	144W	30	1400	AR	12.247	3	0	3	128	12.806	3	0	3	134	13.075	3	0	3	136
				T15	15.294	3	0	3	122	15.866	3	0	3	127	16.065	3	0	3	129
				T2M	14.547	4	0	4	113	15.161	4	0	4	118	15.407	4	0	4	120
				T3M	14.714	4	0	4	114	15.335	4	0	4	119	15.634	4	0	4	121
				T3G5	13.145	2	0	2	102	13.760	2	0	2	97	13.967	2	0	2	99
				T4M	14.933	4	0	4	116	15.563	4	0	4	121	15.867	4	0	4	123
				T4G5	13.582	3	0	3	105	14.155	3	0	3	110	14.341	3	0	3	112
				T5M	15.059	4	0	4	117	15.673	4	0	4	122	15.979	4	0	4	124
				T5W	15.364	4	0	2	119	16.013	4	0	2	124	16.325	4	0	2	127
				T5W	15.613	5	0	3	121	16.272	5	0	3	126	16.589	5	0	3	129
				T5G5	15.499	3	0	2	120	16.059	3	0	2	125	16.372	3	0	2	127
P15	160W	30	1500	BL3	10.703	4	0	4	83	11.155	4	0	4	87	11.372	4	0	4	88
				BL4	11.054	4	0	4	86	11.528	4	0	4	90	11.745	4	0	4	91
				RCO	10.800	1	0	2	84	11.256	1	0	2	87	11.475	1	0	2	89
				LED	10.800	1	0	2	84	11.256	1	0	2	87	11.475	1	0	2	89
				AR	15.294	3	0	3	122	15.866	3	0	3	127	16.065	3	0	3	129
				T15	18.341	3	0	3	136	18.923	3	0	3	141	19.124	3	0	3	143
				T2M	17.453	4	0	4	127	18.035	4	0	4	132	18.236	4	0	4	134
				T3M	17.552	4	0	4	129	18.134	4	0	4	134	18.335	4	0	4	136
				T3G5	16.664	3	0	3	120	17.216	3	0	3	125	17.417	3	0	3	127
				T4M	18.171	4	0	4	131	18.753	4	0	4	136	18.954	4	0	4	138
				T4G5	17.283	3	0	3	122	17.865	3	0	3	127	18.066	3	0	3	129



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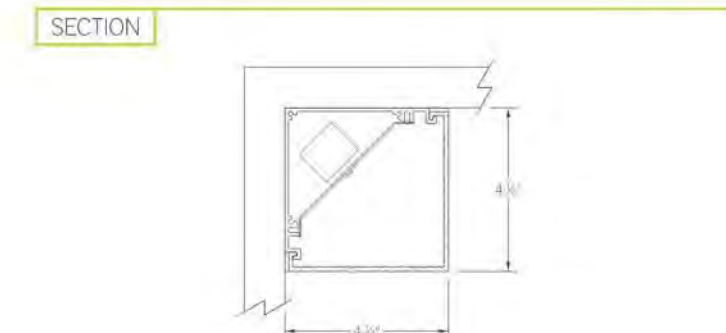
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BSW755 | FATHOM

4-1/4" square corner mount LED luminaire, outdoor locations

Project: _____ Type: _____



PERFORMANCE

Note: All data reflects fixtures with 3500K LEDs

NOMINAL LENGTH	OUTPUT	LUMENS/FT	WATTS/FT	LUMINAIRE LUMENS	EFFICACY (LPW)
4'	L-low	445	4.0	1774	111
	R-regular	890	8.0	3552	111
	H-high	1145	10.3	4572	111

BSW755 -

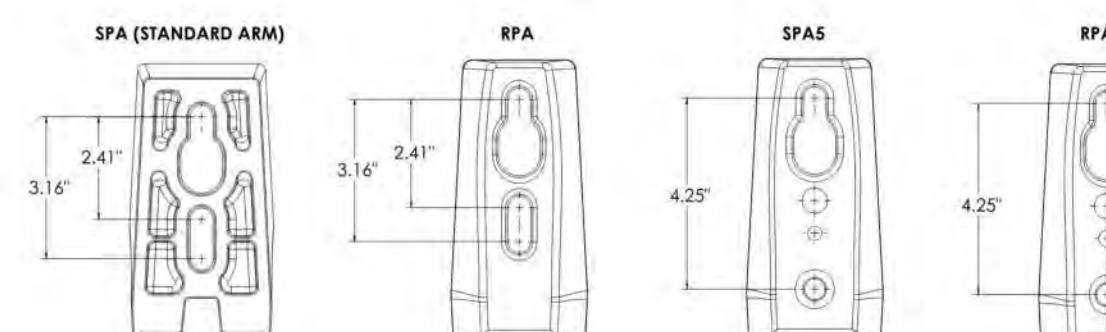
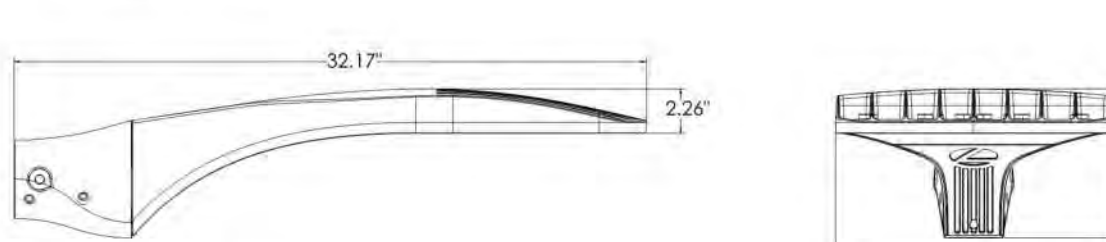
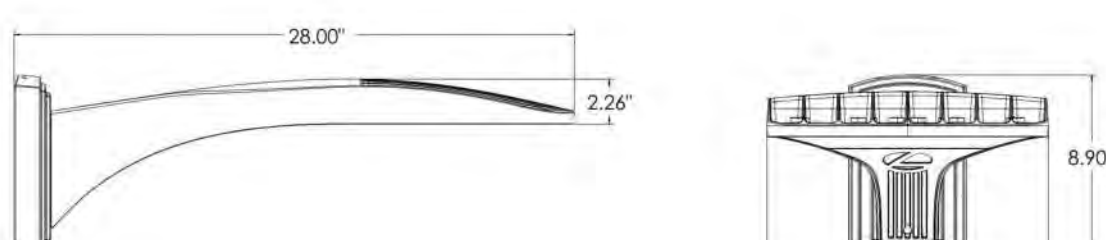
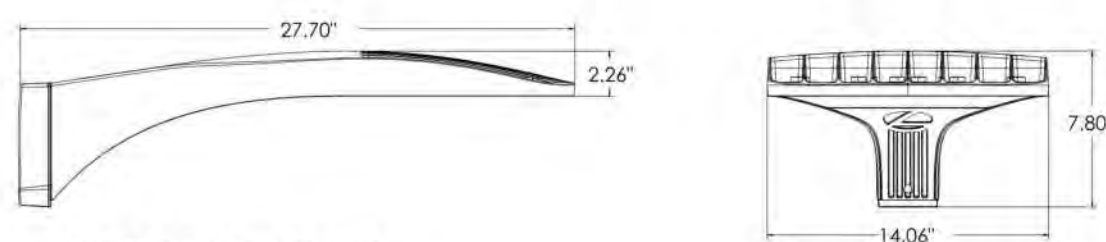
NOMINAL FIXTURE LENGTH*	CORRELATED COLOR TEMPERATURE	DRIVER	LIGHT OUTPUT (lumens per foot)	MOUNT	RUN CONFIGURATION	FINISH
2: 24-5/8"	27: 2700K-80+ CRI	NI: non-dimming	L: low 445	SM: surface mount	SN: single	AW: architectural white (semi-matte)
3: 36-5/8"	30: 3000K-80+ CRI	ID: 0-10V dimming, 5%	R: regular 890		ST: starter	WH: white (semi-gloss)
4: 48-5/8"	35: 3500K-80+ CRI		H: high 1145		AD: solder	BL: black (semi-matte)
5: 60-5/8"	40: 4000K-80+ CRI				TR: terminator	MB: matte black
6: 72-5/8"						ES: environmental satin silver
7: 84-5/8"						BZ: bronze
8: 96-5/8"						PR: primer
						CF: consult factory for custom finish

*Actual dimension dependent on mounting option and run configuration.

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pg. 12/2021

Dimensions



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LS SERIES

Aluminum Fixture Head
with 360° Horizontal & 180° Vertical Rotation

LB

SPEC-00031 UPDATED 07/14/2022

PROJECT:

NOTE:

STEM

STEM

LBLE14TBZ-3 / 3LBM24TBZ

STEM

LBLE14RB-3 / 3LBM24RB

STEM

LBLE14TBZ-3 / 3LBM24TBZ

STEM

LBLE14RB-3 / 3LBM24RB

STEM

LBLE14TBZ-3 / 3LBM24TBZ

STEM

LBLE14RB-3 / 3LBM24RB

5 1/4"

6"

12"

24"

36"

180°

LSB6 / LBS12 / LBS24 / LBS36

STEM MOUNT ORDER MATRIX (EXAMPLE: 3LBS24TBZ)

Pipe Size	Stem Length	Finish	Coastal Coating
3 (N" IP)	LBS6 (6")	Available Finish (Use finish code at bottom)	(blank) (No Coating)
	LBS12 (12")		-C (Coating)
	LBS24 (24")		
	LBS36 (36")		

LS SERIES - BULLET HEAD ORDER MATRIX (EXAMPLE: LBLE14TBZ-3)

Diameter	LED	Finish	Coastal Coating	Mounting Type
LB BULLET HEAD	LED14 1/4" (14W LED, 2700K, 90 CRI, 980lm)	ABL ABL (Aegean Blue) BB BB (Burnished Bronze) BK BK (Gloss Black) BLU BLU (Blue) DVG DVG (Dove Gray) FLG FLG (Flannel Gray) LG LG (Lime Green) MB MB (Matte Black) MLL MLL (Midnight Blue) PNA PNA (Painted Natural Aluminum) PNC PNC (Painted Natural Copper) RD RD (Red) SGR SGR (Sage Green) SS SS (Satin Silver) SND SND (Sand) TBL TBL (Tahitian Teal) TGP TGP (Textured Graphite) TNG TNG (Tangerine) TTL TTL (Tahitian Teal) WT WT (Gloss White) YEL YEL (Yellow)	(blank) (No Coating) -C (Coating)	-3 (N" IP)

1. Largest LED included

2. Lumens are per LED value

STANDARD FINISHES

ABL (Aegean Blue)

BB (Burnished Bronze)

BK (Gloss Black)

BLU (Blue)

DVG (Dove Gray)

FLG (Flannel Gray)

LG (Lime Green)

MB (Matte Black)

MLL (Midnight Blue)

PNA (Painted Natural Aluminum)

PNC (Painted Natural Copper)

RD (Red)

SGR (Sage Green)

SS (Satin Silver)

SND (Sand)

TBL (Tahitian Teal)

TGP (Textured Graphite)

TNG (Tangerine)

TTL (Tahitian Teal)

WT (Gloss White)

YEL (Yellow)

SPECIALTY FINISHES

GA (Galvanized)

2 / 6

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LS SERIES

Aluminum Fixture Head
with 360° Horizontal & 180° Vertical Rotation

LB

SPEC-00031 UPDATED 07/14/2022

PROJECT:

NOTE:

MITER ARM

MITER ARM

LBLE14WT-3 / 3LBM24WT

MITER ARM

LBLE14TBZ-3 / 3LBM24TBZ

MITER ARM

LBLE14RB-3 / 3LBM24RB

MITER ARM

LBLE14TBZ-3 / 3LBM24TBZ

MITER ARM

LBLE14RB-3 / 3LBM24RB

18" / 24" / 30"

5 1/4"

180°

LBM18 / LBM24 / LBM30

MITER ARM MOUNT ORDER MATRIX (EXAMPLE: 3LBM24TBZ)

Pipe Size	Arm Type	Finish	Coastal Coating
3 (N" IP)	LBM18 (Miter Arm - 18")	Available Finish (Use finish code at bottom)	(blank) (No Coating)
	LBM24 (Miter Arm - 24")		-C (Coating)
	LBM30 (Miter Arm - 30")		

LS SERIES - BULLET HEAD ORDER MATRIX (EXAMPLE: LBLE14TBZ-3)

Diameter	LED	Finish	Coastal Coating	Mounting Type
LB BULLET HEAD	LED14 1/4" (14W LED, 2700K, 90 CRI, 980lm)	ABL ABL (Aegean Blue) BB BB (Burnished Bronze) BK BK (Gloss Black) BLU BLU (Blue) DVG DVG (Dove Gray) FLG FLG (Flannel Gray) LG LG (Lime Green) MB MB (Matte Black) MLL MLL (Midnight Blue) PNA PNA (Painted Natural Aluminum) PNC PNC (Painted Natural Copper) RD RD (Red) SGR SGR (Sage Green) SS SS (Satin Silver) SND SND (Sand) TBL TBL (Tahitian Teal) TGP TGP (Textured Graphite) TNG TNG (Tangerine) TTL TTL (Tahitian Teal) WT WT (Gloss White) YEL YEL (Yellow)	(blank) (No Coating) -C (Coating)	-3 (N" IP)

1. Largest LED included

2. Lumens are per LED value

STANDARD FINISHES

ABL (Aegean Blue)

BB (Burnished Bronze)

BK (Gloss Black)

BLU (Blue)

DVG (Dove Gray)

FLG (Flannel Gray)

LG (Lime Green)

MB (Matte Black)

MLL (Midnight Blue)

PNA (Painted Natural Aluminum)

PNC (Painted Natural Copper)

RD (Red)

SGR (Sage Green)

SS (Satin Silver)

SND (Sand)

TBL (Tahitian Teal)

TGP (Textured Graphite)

TNG (Tangerine)

TTL (Tahitian Teal)

WT (Gloss White)

YEL (Yellow)

SPECIALTY FINISHES

GA (Galvanized)

3 / 6

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LS SERIES

Aluminum Fixture Head
with 360° Horizontal & 180° Vertical Rotation

LB

SPEC-00031 UPDATED 07/14/2022

PROJECT:

NOTE:

U ARM

U ARM

LBLE14WT-3 / 3LBM24WT

U ARM

LBLE14TBZ-3 / 3LBM24TBZ

U ARM

LBLE14RB-3 / 3LBM24RB

U ARM

LBLE14TBZ-3 / 3LBM24TBZ

U ARM

LBLE14RB-3 / 3LBM24RB

18" / 24" / 30"

5 1/4"

180°

LBU18 / LBU24 / LBU30

U ARM MOUNT ORDER MATRIX (EXAMPLE: 3LBM24TBZ)

Pipe Size	Arm Type	Finish	Coastal Coating
3 (N" IP)	LBU18 ("U" Arm - 18")	Available Finish (Use finish code at bottom)	(blank) (No Coating)
	LBU24 ("U" Arm - 24")		-C (Coating)
	LBU30 ("U" Arm - 30")		

LS SERIES - BULLET HEAD ORDER MATRIX (EXAMPLE: LBLE14TBZ-3)

Diameter	LED	Finish	Coastal Coating	Mounting Type
LB BULLET HEAD	LED14 1/4" (14W LED, 2700K, 90 CRI, 980lm)	ABL ABL (Aegean Blue) BB BB (Burnished Bronze) BK BK (Gloss Black) BLU BLU (Blue) DVG DVG (Dove Gray) FLG FLG (Flannel Gray) LG LG (Lime Green) MB MB (Matte Black) MLL MLL (Midnight Blue) PNA PNA (Painted Natural Aluminum) PNC PNC (Painted Natural Copper) RD RD (Red) SGR SGR (Sage Green) SS SS (Satin Silver) SND SND (Sand) TBL TBL (Tahitian Teal) TGP TGP (Textured Graphite) TNG TNG (Tangerine) TTL TTL (Tahitian Teal) WT WT (Gloss White) YEL YEL (Yellow)	(blank) (No Coating) -C (Coating)	-3 (N" IP)

1. Largest LED included

2. Lumens are per LED value

STANDARD FINISHES

ABL (Aegean Blue)

BB (Burnished Bronze)

BK (Gloss Black)

BLU (Blue)

DVG (Dove Gray)

FLG (Flannel Gray)

LG (Lime Green)

MB (Matte Black)

MLL (Midnight Blue)

PNA (Painted Natural Aluminum)

PNC (Painted Natural Copper)

RD (Red)

SGR (Sage Green)

SS (Satin Silver)

SND (Sand)

TBL (Tahitian Teal)

TGP (Textured Graphite)

TNG (Tangerine)

TTL (Tahitian Teal)

WT (Gloss White)

YEL (Yellow)

SPECIALTY FINISHES

GA (Galvanized)

4 / 6

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LS SERIES

Aluminum Fixture Head
with 360° Horizontal & 180° Vertical Rotation

LB

SPEC-00031 UPDATED 07/14/2022

PROJECT:

NOTE:

DUAL ARM

DUAL ARM

(2) LBLE14RB-3 / 3LBM24RB

DUAL ARM

(2) LBLE14TBZ-3 / 3LBM24TBZ

15"

18" / 24" / 30"

6"

180°

LBD18 / LBD24 / LBD30

DUAL ARM MOUNT ORDER MATRIX (EXAMPLE: 3LBM24TBZ)

Pipe Size	Arm Type	Finish	Coastal Coating
3 (N" IP)	LBD18 (Dual Arm - 18")	Available Finish (Use finish code at bottom)	(blank) (No Coating)
	LBD24 (Dual Arm - 24")		-C (Coating)
	LBD30 (Dual Arm - 30")		

1. Largest LED included

2. Lumens are per LED value

LS SERIES - BULLET HEAD ORDER MATRIX (EXAMPLE: LBLE14TBZ-3)

Diameter	LED	Finish	Coastal Coating	Mounting Type
LB BULLET HEAD	LED14 1/4" (14W LED, 2700K, 90 CRI, 980lm)	ABL ABL (Aegean Blue) BB BB (Burnished Bronze) BK BK (Gloss Black) BLU BLU (Blue) DVG DVG (Dove Gray) FLG FLG (Flannel Gray) LG LG (Lime Green) MB MB (Matte Black) MLL MLL (Midnight Blue) PNA PNA (Painted Natural Aluminum) PNC PNC (Painted Natural Copper) RD RD (Red) SGR SGR (Sage Green) SS SS (Satin Silver) SND SND (Sand) TBL TBL (Tahitian Teal) TGP TGP (Textured Graphite) TNG TNG (Tangerine) TTL TTL (Tahitian Teal) WT WT (Gloss White) YEL YEL (Yellow)	(blank) (No Coating) -C (Coating)	-3 (N" IP)

1. Largest LED included

2. Lumens are per LED value

STANDARD FINISHES

ABL (Aegean Blue)

BB (Burnished Bronze)

BK (Gloss Black)

BLU (Blue)

DVG (Dove Gray)

FLG (Flannel Gray)

LG (Lime Green)

MB (Matte Black)

MLL (Midnight Blue)

PNA (Painted Natural Aluminum)

PNC (Painted Natural Copper)

RD (Red)

SGR (Sage Green)

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SND (Sand)

TBL (Tahitian Teal)

TGP (Textured Graphite)

TNG (Tangerine)

TTL (Tahitian Teal)

WT (Gloss White)

YEL (Yellow)

SPECIALTY FINISHES

GA (Galvanized)

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LS SERIES

Aluminum Fixture Head
with 360° Horizontal & 180° Vertical Rotation

LB

SPEC-00031 UPDATED 07/14/2022

PROJECT:

NOTE:

FINISHES

STANDARD FINISHES

ABL Aegean Blue

BB Burnished Bronze

BK Gloss Black

BLU Blue

DVG Dove Gray

FLG Flannel Gray

LG Lime Green

MB Matte Black

MLL Midnight Blue

PNA Painted Natural Aluminum

PNC Painted Natural Copper

RD Red

SGR Sage Green

SGW Semi Gloss White

SND Sand

SS Satin Silver

TBL Textured Bronze

TGP Textured Graphite

TNG Tangerine

TTL Tahitian Teal

WT Gloss White

YEL Yellow

SPECIALTY FINISHES

GA Galvanized

Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Double Down

WS-W13718

PRODUCT DESCRIPTION

Two thin planks of precisely wrought aluminum are stacked against each other on this smart exterior sconce, a welcoming luminaire when placed at the entrance to a hotel or modern home. Its clean, simple profile and understated finishes achieve peak minimalism, while the cutting-edge LEDs inside are top of the line for powerful, energy-efficient, long-lasting illumination. With this luminaire, the odds are definitely in your favor.

FEATURES

• Driver concealed within the fixture

• Weather resistant finish

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, ADA
Input	120-277V, 50/60Hz
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum hardware

Model & Size

WS-W13718 18"

Color Temp

3000K

Finish

BK Black

GH Graphite

LED Watts

10.8W

LED Lumens

300

Delivered Lumens

286

Example: WS-W13718-GH

For custom requests please contact custom@modernforms.com

MODERN FORMS

Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

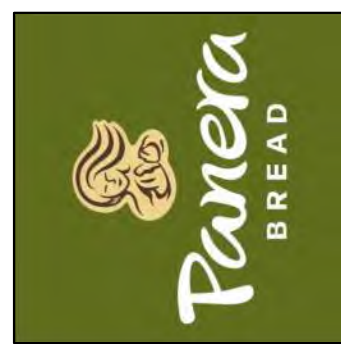
Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508



Consultant:



San Diego | Los Angeles

www.120degree2.com
619.323.1515 | 310.364.5228
Mechanical | Electrical | Plumbing

No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

LIGHTING CUT SHEETS

Project Number:

Sheet Number:

6360

Drawn By:

EU

Issue Date:

02/12/2024

DPM:

DM:

CPM:

E6.02

Additional Information

Color Temperature Adjustment	
Color Temperature	Multiplier
2700K	.967
3000K	.984
3500K	1.000
4000K	1.032

LED Performance	
Color Rendering Index	80CRI Standard (90CRI Available)
L70 (Projected):	>72,000 hours

Warranty	5 years
	(electrical components retain the component manufacturer warranty).

Camman Plus Customizations

Camman Standard Plus products provide an extra degree of freedom to customize most standard products, including dimensions, finish, performance, and adding or removing details. Visit www.cammanlighting.com/plus to learn more about the Plus program, and visit this fixture to see what specific options might be available.

Standard Finishes

MODERN

PAL Aluminum

PNL Nickel

PSB Satin Black

PMW Matte White

NEUTRAL

PAB Antique Brass

PBB Brushed Brass

PSG Satin Gold

PLB Light Bronze

PMB Medium Bronze

PBR Bronze

PDB Dark Bronze

TEXTURES

PHS Hammered Silver

PHB Hammered Bronze

PHC Hammered Copper

PPA Patina

COLORS

PRD Traffic Red (RAL 3009)

POR Pure Orange (RAL 2004)

PYL Traffic Yellow (RAL 1023)

PGR Emerald Green (RAL 6001)

PBL Signal Blue (RAL 5005)

Colors are for reference only and may vary per monitor.

See cammanlighting.com/resources for more information, or contact your local rep for finish samples.

www.cammanlighting.com

Page 1/2

724-539-7670

ZANEEN

TETRA PARCO POST

L9B134- -

Base Finish

Color

Finish

Options

1. To build a product code in our configurator select the specify button on the base model's product page

2. To build a manual product code in this document choose from the options listed below in blue font and add the suffix to the base model #

GENERAL

Series: Tetra

Subseries: Tetra Parco

Brand: Poles

Division: Exterior

Mounting Type: Post

Mounting Location: Above Ground

Subcategory: Bollard

PHYSICAL

Shape: Rectangle

Length (mm): 140

Length (in): 5 1/2

Width (mm): 140

Width (in): 5 1/2

Height (mm): 1330

Height (in): 52 3/8

Light Distribution: Direct

Weight (kg): 12

Weight (lbs): 26.46

Screws: 4x stainless steel

Diffuser: Clear tempered glass

Fixture Finish: BLK / WH / GR / COR / ANT / BRZ

Fixture Material: Extruded Aluminum

ELECTRICAL

Lamp Type: LED

Input Wattage (W): 28

Total Output Wattage (W): 24

Dimming: Non-Dimming / Phase Dimming (120vac Only)

Driver Included: Yes

Driver Location: Integrated

Driver Type: Constant Current - 120 / 277Vac

Driver Class: Class 2

Input Voltage (V): 120 - 277

Constant Current (mA): 700

Upon Request: Remote: 0-10Vdc dimming

LED

Color Temperature (°K): 3000 / 4000

Max. Delivered Lumen (lm): 3120 / 1685

Nominal Lumen (lm): 3665 / 3880

CRI: >80 CRI

Lamp Life (hrs): 60000

RATINGS AND CERTIFICATIONS

Certified By: Certified for North American Standards

IP Rating: IP65

IK Rating: IK10

December 6, 2023, 4:58 pm

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ZANEEN

TETRA PARCO POST

L9B134-

PROJECT

TYPE

SPECIFIER

QUANTITY

DATE

December 6, 2023, 4:58 pm

Page 2/4

ZANEEN

TETRA PARCO POST

Color Temperature Adjustment

PROJECT

TYPE

SPECIFIER

QUANTITY

DATE

Fixture Finish

Black - BLK

White - WH

Gray - GR

Corten - COR

Anthracite - ANT

Bronze - BRZ

Digital: Not all screens are calibrated the same, and therefore, colors will appear differently between screens.

Physical: When texture is involved, there will be variations in color, character and tone within a product series and between product families.

December 6, 2023, 4:58 pm

Page 3/4

ZANEEN

TETRA PARCO POST

LEGEND

IP RATING

protected against ingress of solid bodies greater than 12.5mm (finger)

protected against ingress of solid bodies greater than 2.5mm

protected against sprays of water up to 60 degrees from the vertical (rain)

protected against ingress of solid bodies greater than 1mm (wire)

no protection against the ingress of moisture

protected against ingress of solid bodies greater than 1mm (wire)

protected against sprays of water up to 60 degrees from the vertical (rain)

protected against water splashed from all directions

protected against limited ingress of dust (over rooms/covered outdoor areas)

protected against water splashed from all directions

protected against ingress of dust

protected against jets of water

protected against ingress of dust

protected against powerful jets of water or heavy seas

protected against ingress of dust

protected against immersion of water between 15cm - 1m for 30 minutes

protected against ingress of dust

protected against immersion of water under pressure for long periods

IK RATING

protected against 0.14 joules impact (equivalent to 0.25kg mass dropped from 56mm above the surface)

protected against 0.2 joules impact (equivalent to 0.25kg mass dropped from 80mm above the surface)

protected against 0.35 joules impact (equivalent to 0.25kg mass dropped from 140mm above the surface)

protected against 0.5 joules impact (equivalent to 0.25kg mass dropped from 200mm above the surface)

protected against 0.7 joules impact (equivalent to 0.25kg mass dropped from 280mm above the surface)

protected against 1 joules impact (equivalent to 0.25kg mass dropped from 400mm above the surface)

protected against 2 joules impact (equivalent to 0.5kg mass dropped from 400mm above the surface)

protected against 3 joules impact (equivalent to 0.7kg mass dropped from 300mm above the surface)

protected against 5 joules impact (equivalent to 0.5kg mass dropped from 200mm above the surface)

protected against 10 joules impact (equivalent to 5.0kg mass dropped from 200mm above the surface)

protected against 20 joules impact (equivalent to 5.0kg mass dropped from 400mm above the surface)

December 6, 2023, 4:58 pm

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Bakery-Cafe #:

6360

SYSTEM: NEXT-GEN

Project Team:



Professional Seal:

Project Title:

Bakery Cafe #: 6360

SHELL BUILDING

Mission Village Center

505 E. Alessandro Blvd

Riverside, CA 92508

PROTOTYPE - NEW CONSTRUCTION



Consultant



San Diego | Los Angeles

www.120degrez.com
619.323.1515 | 310.364.5228
Mechanical | Electrical | Plumbing

No.	Description	Date
1	SITE PLAN REVISIONS	02/12/2024

LIGHTING CUT SHEETS

Project Number:

Sheet Number:

6360

Drawn By:

EU

Issue Date:

02/12/2024

DPM:

DM:

CPM:

-

-

-

E6.04



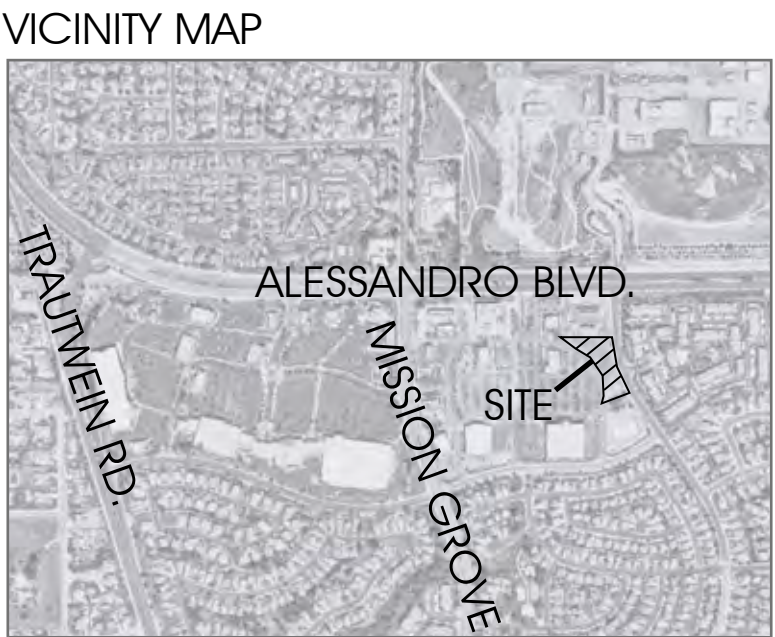
PLANT PALETTE

Symbol	Botanical Name	Common Name	WUCOLS
TREES			
	Koelreuteria bipinnata - street tree per city guidelines	Chinese Lantern Tree	Mod
	Magnolia g. 'Kay Parris'	Kay Parris Magnolia	Mod
	Olea europaea 'Swan Hill'	Fruitless Olive	Low
	Parkinsonia florida	Blue Palo Verde	Low
SHRUBS/ GROUNDCOVERS			
	Bouteloua g. 'Blonde Ambition'	Blue Grama	Low
	Lavandula spp.	Lavender	Low
	Westringia fruticosa	Coast Rosemary	Low
ACCENT PLANTINGS			
	Agave spp.	Agave	Low
	Bulbine frutescens 'Hallmark'	Stalked Bulbine	Low
	Dasylirion wheeleri	Desert Spoon	Low
	Salvia spp.	Silver sage, Autumn sage	Low
BIO-BASIN PLANTINGS			
	Carex spp.	Carex	Low
	Helictotrichon sempervirens	Blue Oat Grass	Low
	Muhlenbergia Spp.	Deer Grass	Low
	Juncus patens	California Grey Rush	Low
SCREEN SHRUBS- MIN. 3FT HIGH			
	Callistemon viminalis 'Little John'	Little John Callistemon	Mod
	Ligustrum japonicum	Texas Privet	Low
	Myrtus communis	Common Myrtle	Mod

NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

PARKING STALL TO TREE RATIO 1 TREE TO 4 STALLS
PARKING STALLS = 37
TOTAL TREES NEEDED = 9
TOTAL TREES PROVIDED = 14

PROPOSED LANDSCAPE PERCENTAGE
LANDSCAPE MINIMUM 5% AT PARKING STALLS
PROPOSED LANDSCAPE PROVIDED = 17,033sf
PROPOSED LANDSCAPE PROVIDED AT PARKING LOT = 10,530sf



CONCEPTUAL LANDSCAPE PLAN
PANERA BREAD AT MISSION GROVE PLAZA
RIVERSIDE, CA



SCALE 1" = 20'
0 5 10 20 40
CDPC PROJECT #: 23061
FEBRUARY 12, 2024

conceptual design & planning company
Corporate Office:
3195-C Airport Loop Drive
Studio One
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
COSTA MESA / ATASCADERO / LAS VEGAS



TREE(S)



Koelreuteria bipinnata
Chinese Lantern Tree



Magnolia g. 'Kay Parris'
Kay Parris Magnolia



Olea europaea 'Swan Hill'
Fruitless Olive



Parkinsonia florida
Blue Palo Verde

SHRUBS AND GROUNDCOVERS



Bouteloua g.
'Blonde Ambition'
Blue Grama



Lavendula spp.
Lavender



Westringia fruticosa
Coast Rosemary



Carex spp.
Carex



Helictotrichon sempervirens
Blue Oat Grass



Juncus patens
California Grey Rush



Mulhenbergia spp.
Deer grass

ACCENT PLANTING



Agave spp.
Agave



Bulbine frutescens 'Hallmark'
Stalked Bulbine



Dasyliron wheeleri
Desert Spoon



Salvia spp.
Silver Sage, Autumn Sage

SCREENING SHRUBS



Callistemon viminalis 'Little John'
Little John Callistemon



Ligustrum japonicum
Texas Privet



Myrtus communis
Common Myrtle

BIOSWALE PLANTING



CONCEPTUAL LANDSCAPE PLAN - PLANT IMAGE BOARD
PANERA BREAD AT MISSION GROVE PLAZA
RIVERSIDE, CA

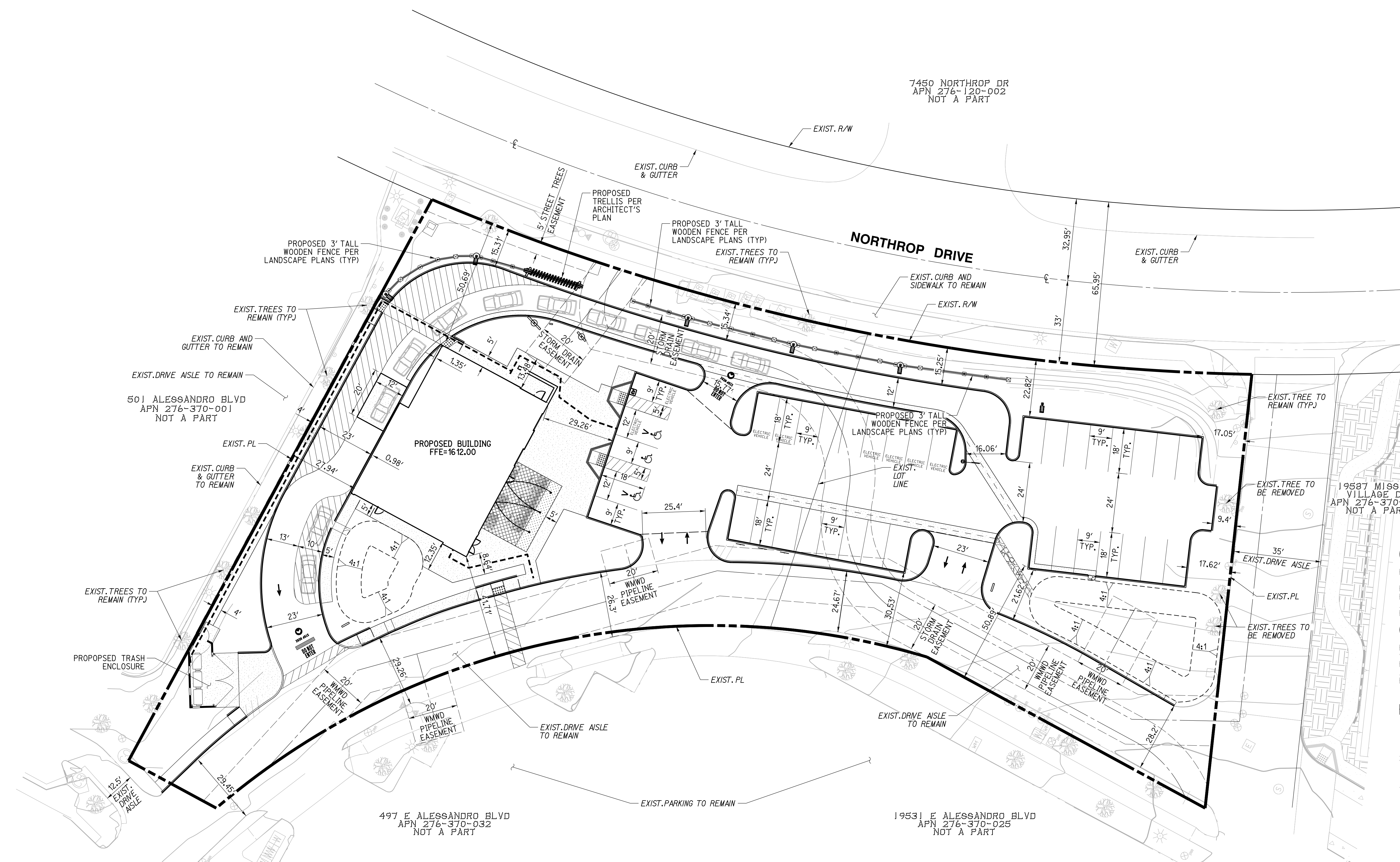
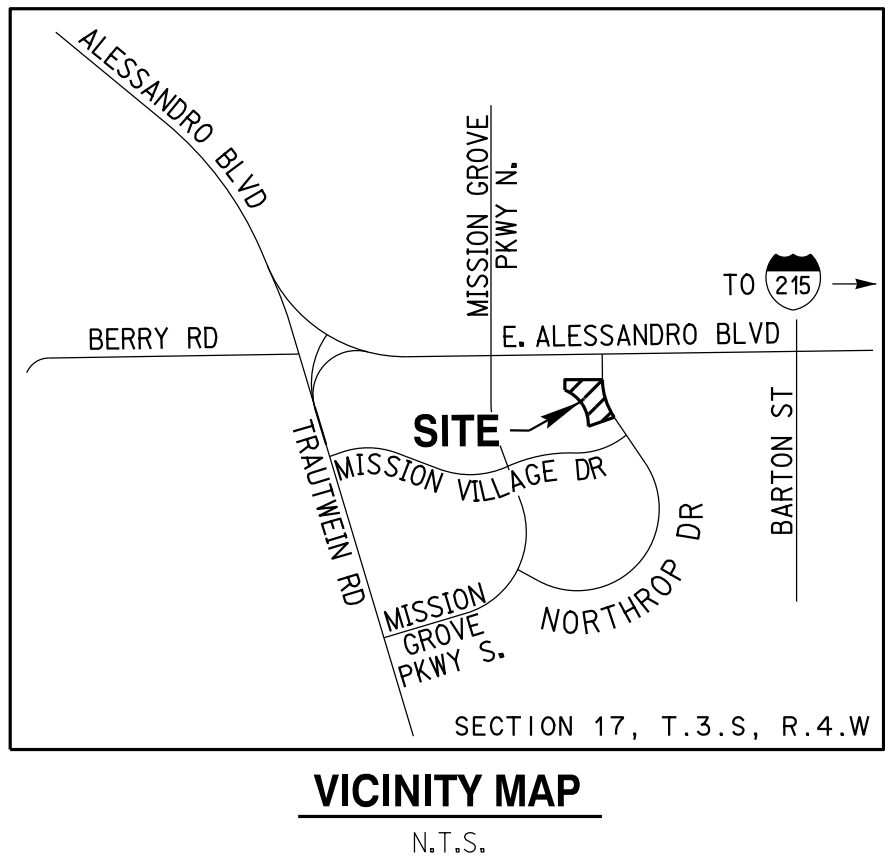


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IN THE CITY OF RIVERSIDE, CA
PLOT PLAN
PANERA BREAD - MISSION VILLAGE PLAZA



LEGEND	
EXISTING FIRE HYDRANT	
EXISTING LIGHT	
EXISTING SEWER MANHOLE	
EXISTING SIGN	
EXISTING WATER METER	
EXISTING WALL	
EXISTING SHRUBS	
EXISTING TREE	
PROPOSED CONCRETE	
PROPOSED AC PAVEMENT	
PROPOSED DECORATIVE PAVERS	
PROPOSED STRIPING	
PROPOSED RIBBON GUTTER	
PROPOSED CURB	
PROPOSED PATH OF TRAVEL	
PROJECT BOUNDARY	

CIVIL ENGINEER
RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
PHONE: (951) 782-0707
ATTN: KRISTIN WERKSMAN,
RCE 69317

ARCHITECT
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC
3000 LITTLE HILLS
EXPRESSWAY, SUITE 102
ST CHARLES, MO 63301
PHONE: (314) 656-4566

OWNER/DEVELOPER
REGIONAL PROPERTIES, INC.
9150 WILSHIRE BLVD, SUITE 210
BEVERLY HILLS, CA 90212
ATTN: MICHELLE RUBIN
PHONE: (310) 553-7846

PROJECT ACREAGE
1.374 AC - 59,851 SF

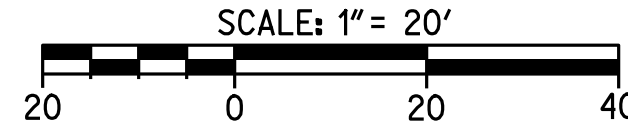
ASSESSOR'S PARCEL NUMBER
276-370-014 & 276-370-013

SITE ADDRESS
7465 & 7515 NORTHROP DRIVE, RIVERSIDE CA, 92506

PLOT PLAN
PANERA BREAD
MISSION VILLAGE PLAZA
CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA
DATE PREPARED: JUNE 29, 2023
DATE REVISED: NOVEMBER 6, 2023
JANUARY 25, 2024

SHEET 1 OF 4

RICK
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(FAX) 951-782-0723
rckeng@rickeng.com
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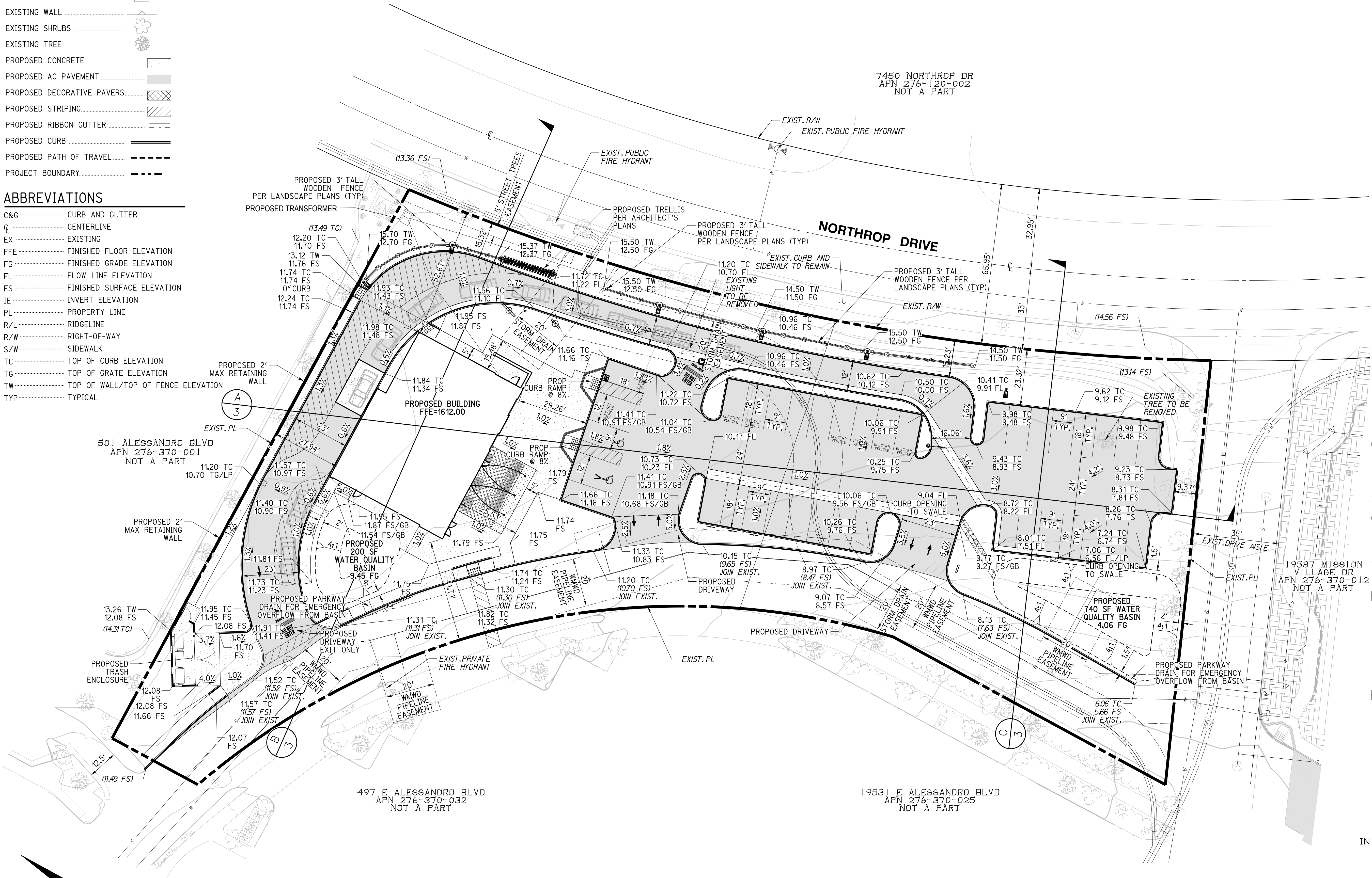
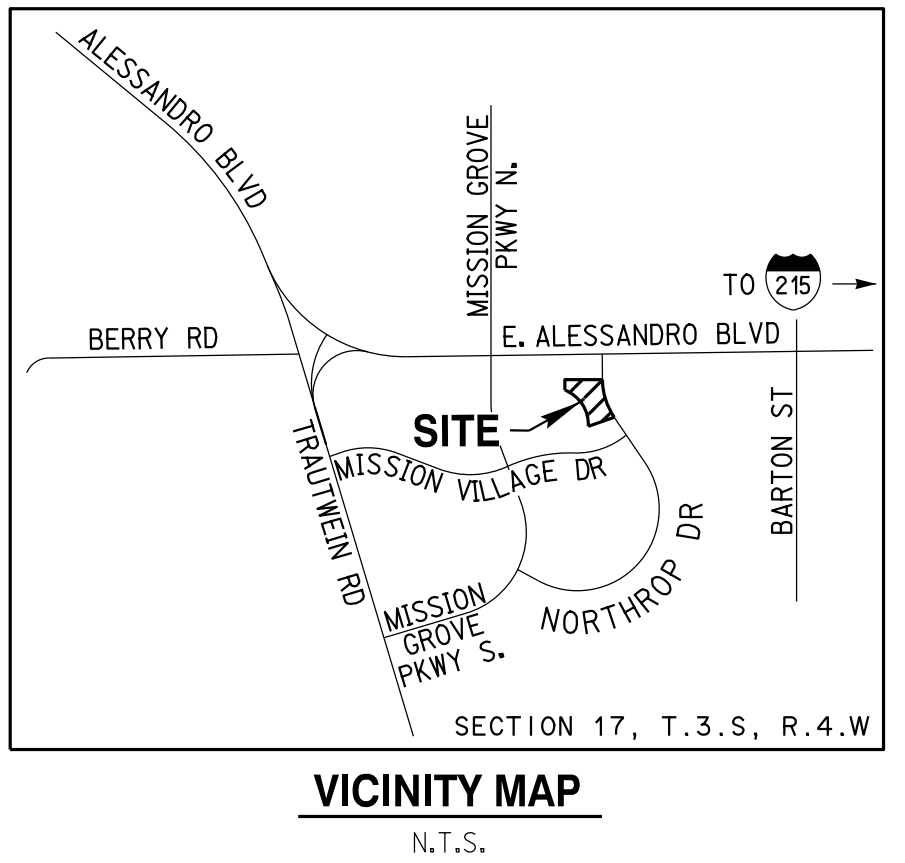
LEGEND

- EXISTING FIRE HYDRANT.....
EXISTING LIGHT.....
EXISTING SEWER MANHOLE.....
EXISTING SIGN.....
EXISTING WATER METER.....
EXISTING WALL.....
EXISTING SHRUBS.....
EXISTING TREE.....
PROPOSED CONCRETE.....
PROPOSED AC PAVEMENT.....
PROPOSED DECORATIVE PAVERS.....
PROPOSED STRIPING.....
PROPOSED RIBBON GUTTER.....
PROPOSED CURB.....
PROPOSED PATH OF TRAVEL.....
PROJECT BOUNDARY.....

ABBREVIATIONS

- C&G..... CURB AND GUTTER
CL..... CENTERLINE
EX..... EXISTING
FFE..... FINISHED FLOOR ELEVATION
FG..... FINISHED GRADE ELEVATION
FL..... FLOW LINE ELEVATION
FS..... FINISHED SURFACE ELEVATION
IE..... INVERT ELEVATION
PL..... PROPERTY LINE
R/L..... RIDGELINE
R/W..... RIGHT-OF-WAY
S/W..... SIDEWALK
TC..... TOP OF CURB ELEVATION
TG..... TOP OF GRATE ELEVATION
TW..... TOP OF WALL/TOP OF FENCE ELEVATION
TYP..... TYPICAL

IN THE CITY OF RIVERSIDE, CA
PRELIMINARY GRADING PLAN
PANERA BREAD - MISSION VILLAGE PLAZA



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1.374 AC - 59,851 SF

ASSESSOR'S PARCEL NUMBER
276-370-014 & 276-370-013

SITE ADDRESS
7465 & 7515 NORTHROP DRIVE, RIVERSIDE CA, 92506

ESTIMATED GRADING QUANTITIES
ESTIMATED EXCAVATION: X,XXX C.Y.
ESTIMATED EMBANKMENT: X,XXX C.Y.

NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE RAW QUANTITIES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

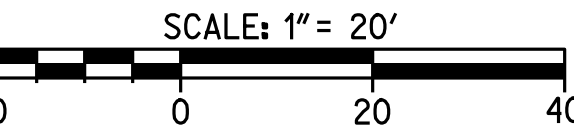
PRELIMINARY GRADING PLAN
PANERA BREAD
MISSION VILLAGE PLAZA
CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA
DATE PREPARED: JUNE 29, 2023
DATE REVISED: NOVEMBER 6, 2023
JANUARY 25, 2024

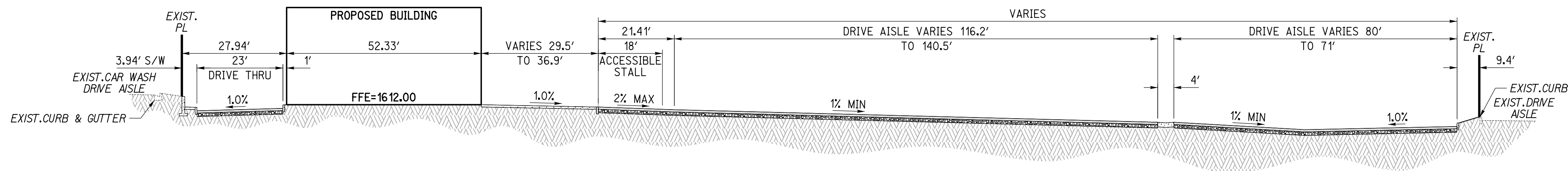
SHEET 2 OF 4

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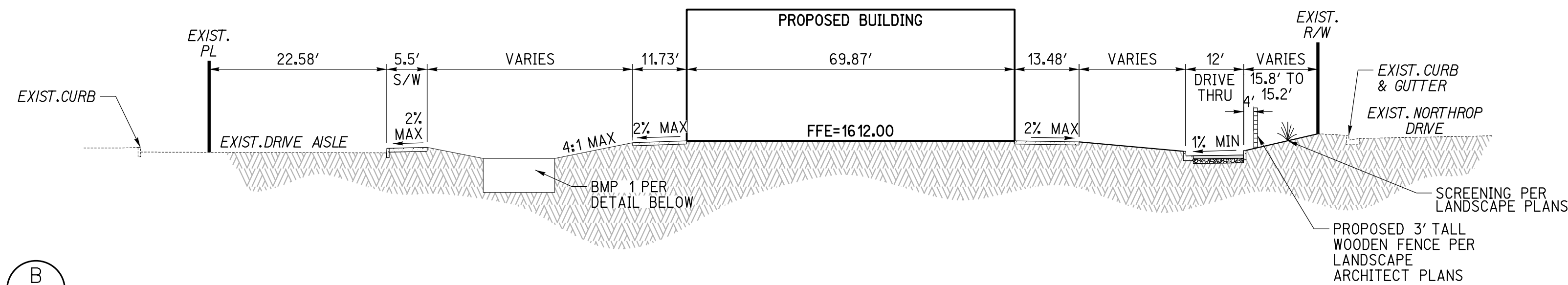
PLOT DATE: 25-JAN-2024 JN 19550C





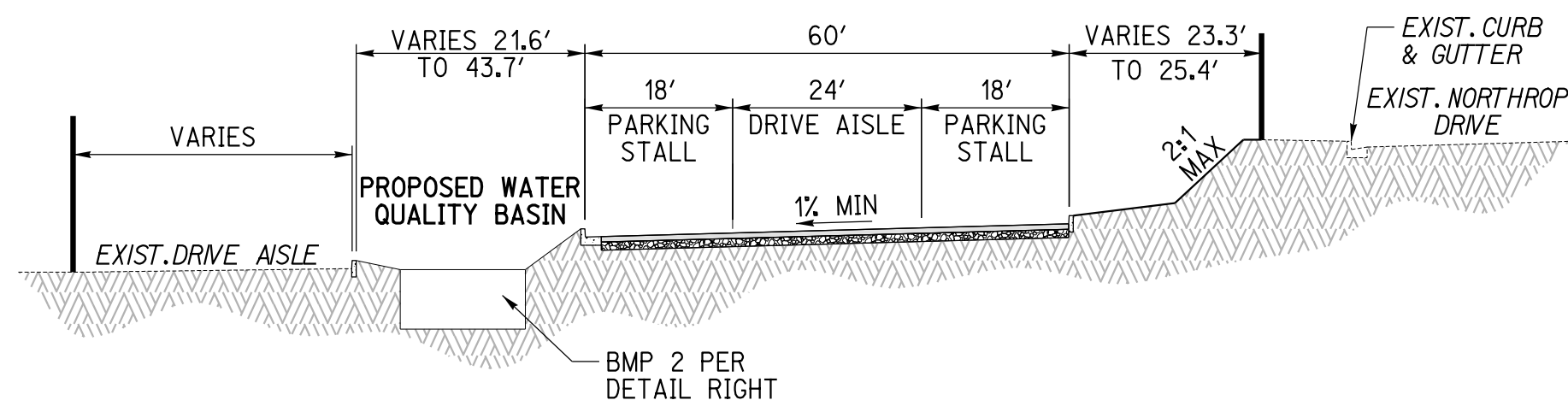
A
3

SCALE: N.T.S.



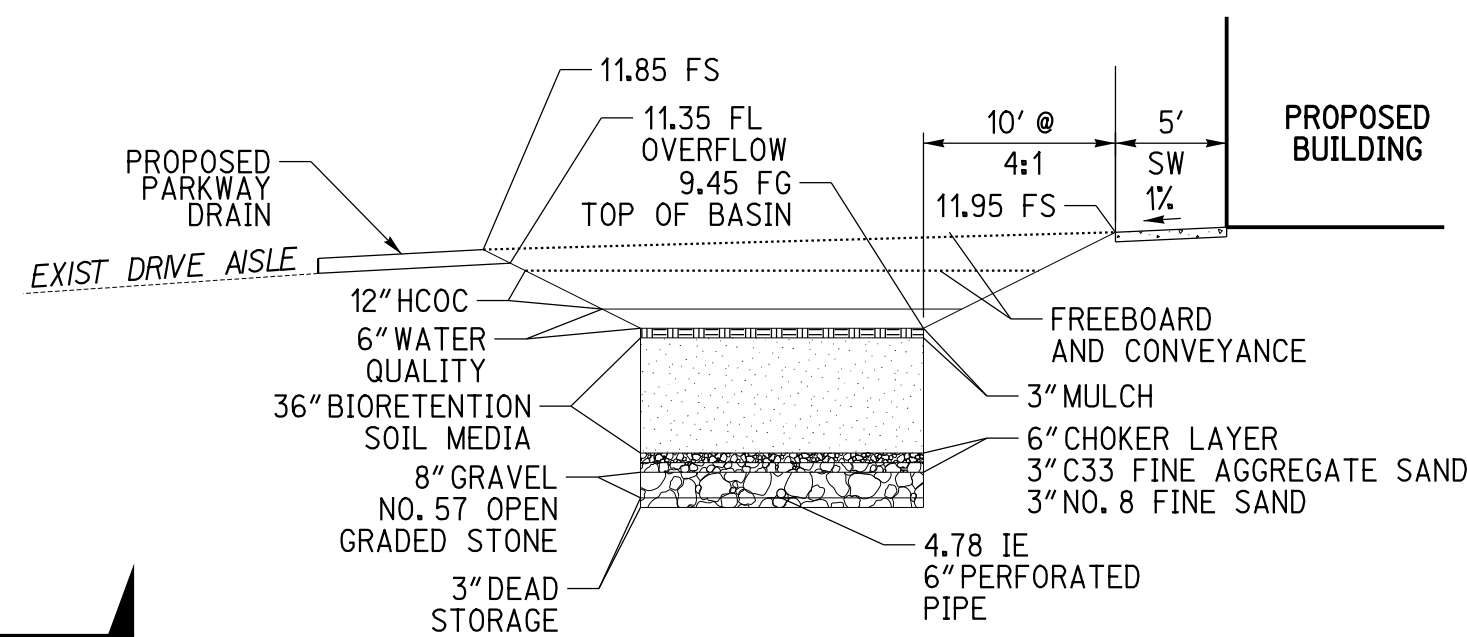
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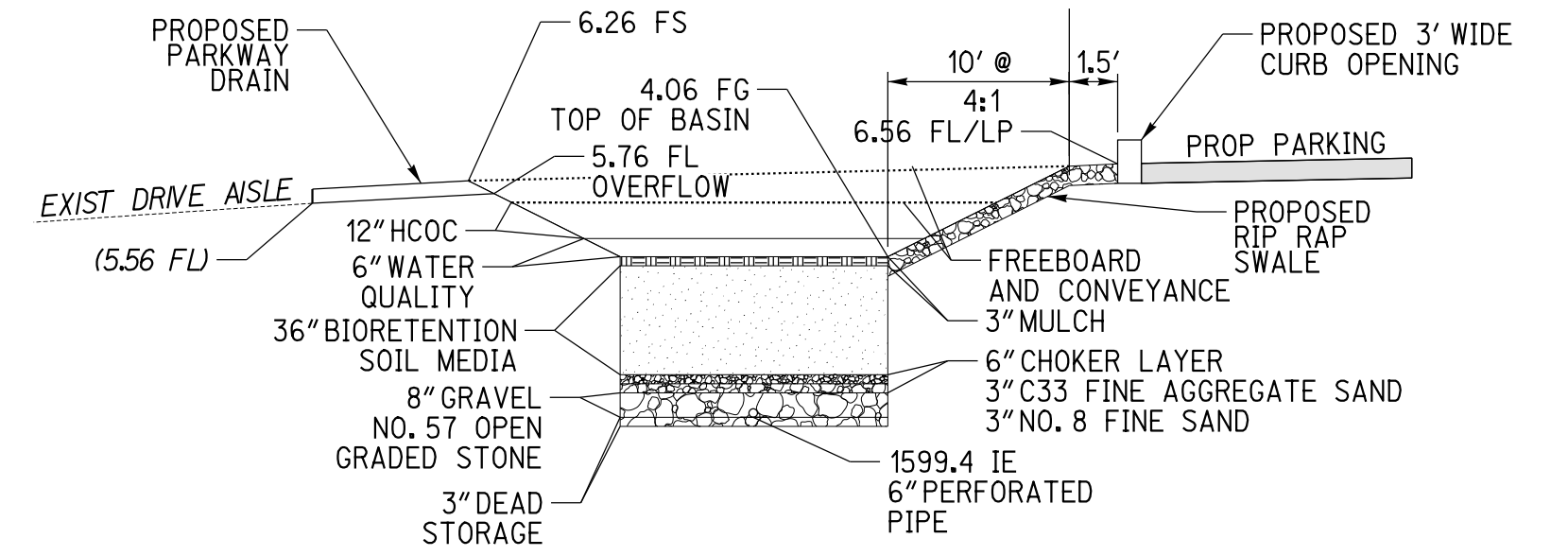


C
3

SCALE: N.T.S.



BMP 1 DETAIL



BMP 2 DETAIL

PRELIMINARY GRADING PLAN
PANERA BREAD
MISSION VILLAGE PLAZA
CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA
DATE PREPARED: JUNE 29, 2023
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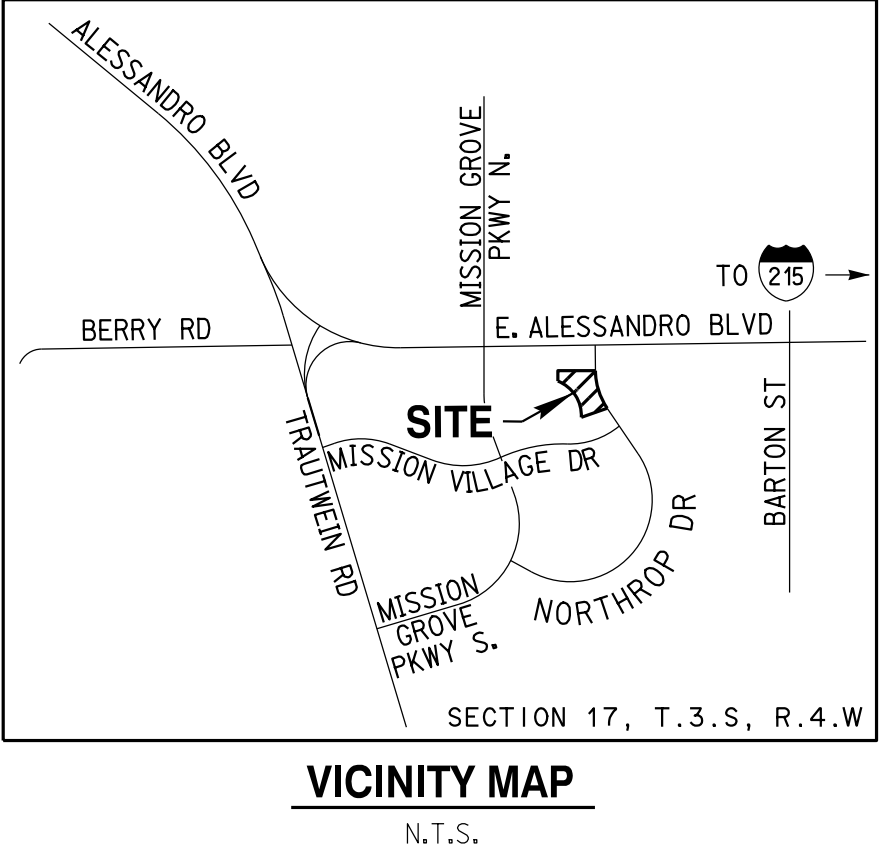
SHEET 3 OF 4

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IN THE CITY OF RIVERSIDE, CA

PRELIMINARY COMPOSITE UTILITY PLAN

PANERA BREAD - MISSION VILLAGE PLAZA

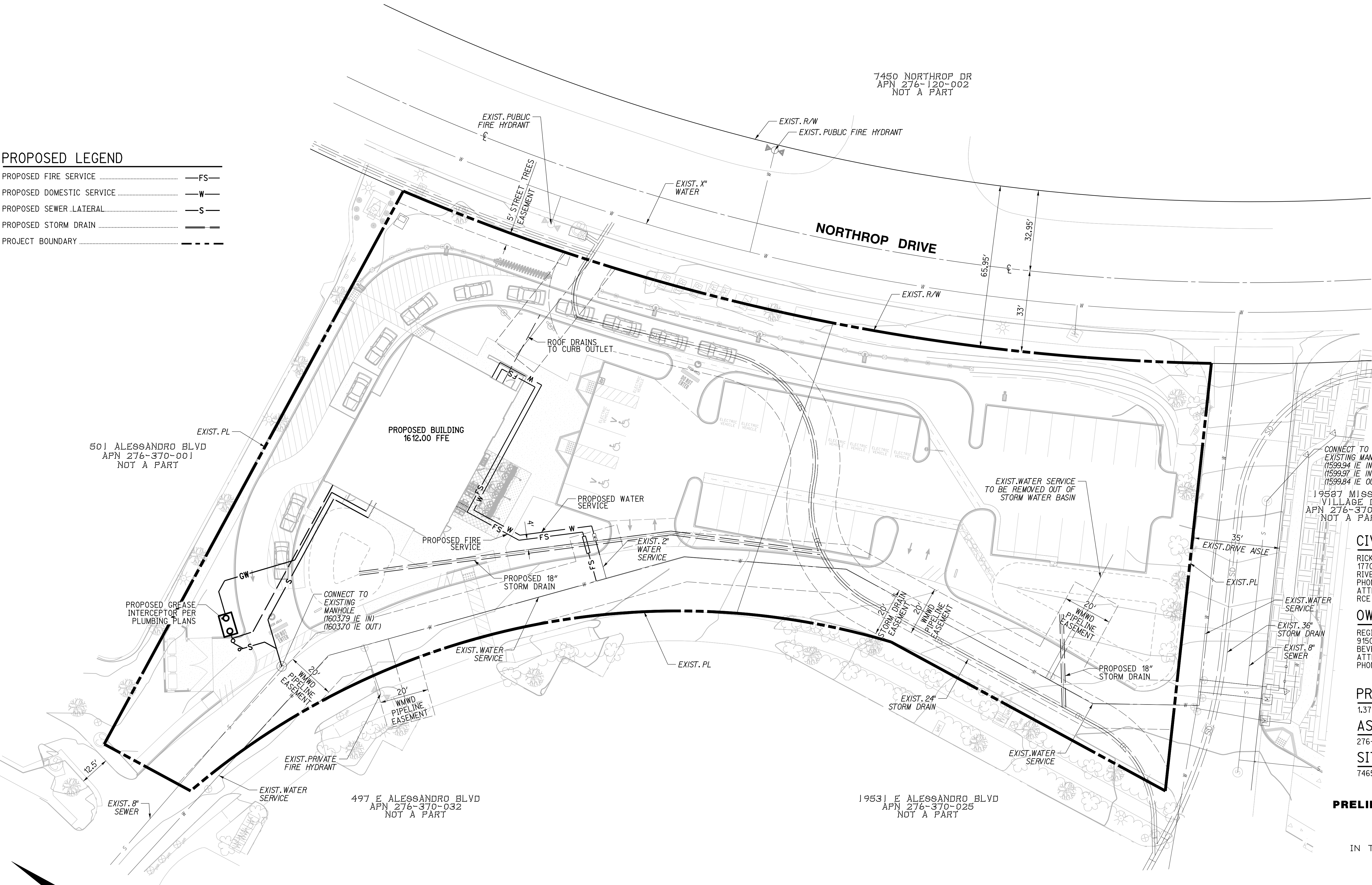


PROPOSED LEGEND

PROPOSED FIRE SERVICE	—FS—
PROPOSED DOMESTIC SERVICE	—W—
PROPOSED SEWER LATERAL	—S—
PROPOSED STORM DRAIN	—SD—
PROJECT BOUNDARY	---

LEGEND

EXISTING FIRE HYDRANT	
EXISTING LIGHT	
EXISTING SEWER MANHOLE	
EXISTING SIGN	
EXISTING WATER METER	
EXISTING WALL	
EXISTING SHRUBS	
EXISTING TREE	
PROPOSED CONCRETE	
PROPOSED AC PAVEMENT	
PROPOSED DECORATIVE PAVERS	
PROPOSED STRIPING	
PROPOSED RIBBON GUTTER	
PROPOSED CURB	
PROPOSED PATH OF TRAVEL	---
PROJECT BOUNDARY	---



CIVIL ENGINEER

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1.374 AC - 59,851 SF

ASSESSOR'S PARCEL NUMBER

276-370-014 & 276-370-013

SITE ADDRESS

7465 & 7515 NORTHROP DRIVE, RIVERSIDE CA, 92506

**PRELIMINARY COMPOSITE UTILITY PLAN
PANERA BREAD
MISSION VILLAGE PLAZA**

CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

DATE PREPARED: JUNE 29, 2023

DATE REVISED: NOVEMBER 6, 2023
JANUARY 25, 2024

SHEET 4 OF 4



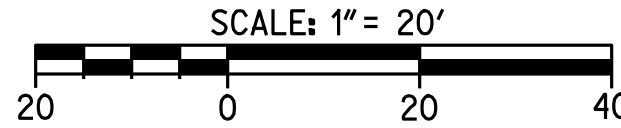
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