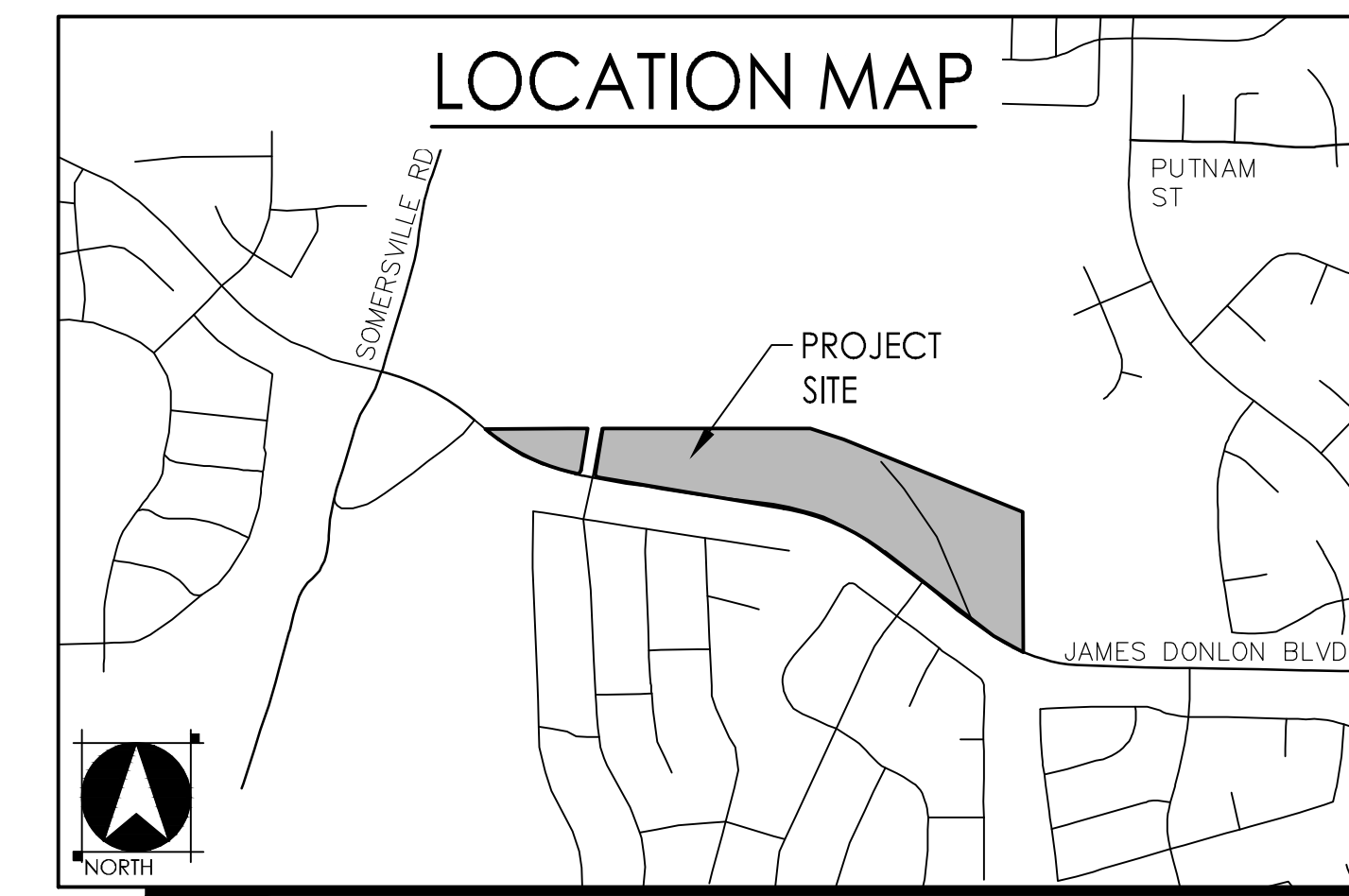


EXISTING CONDITIONS

SORRENTO VILLAGE

CITY OF ANTIOCH, CALIFORNIA
MAY 22, 2024



APN: 076-021-018
AC: 1.42

APN: 076-021-017
AC: 18.85

GBF HOLDINGS LLC
APN: 076-021-016

GBF HOLDINGS LLC
APN: 076-021-016

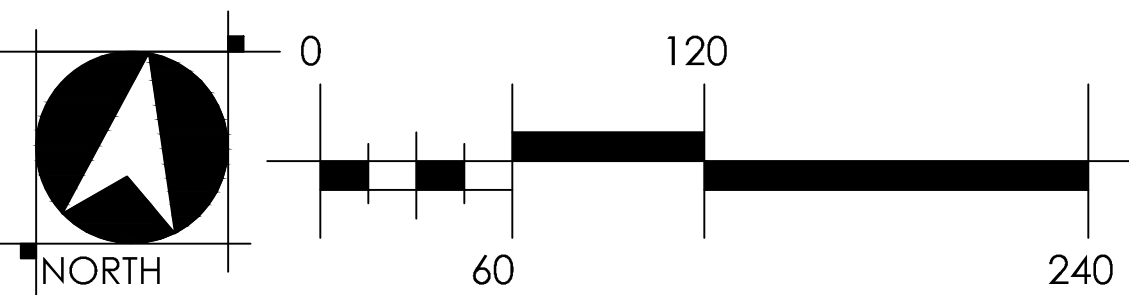
TOPOGRAPHIC LEGEND

CONTOUR-MAJOR	---
CONTOUR-MINOR	---
EDGE OF PAVEMENT	---
IMPROVED DIRT ROAD	---
JEEP/4x4 TRAIL	---
TOP CURB	---
GUTTER	---
EDGE OF CONCRETE	---
FRONT OF WALK	---
BACK OF WALK	---
QUARD RAIL	---
FENCE	---
FOUNDATION/BLDG WALL	---
RETAINING WALL	---
HEAD WALL	---
OVERHEAD POWER LINE	---
GAS LINE	---
RAILROAD	---
FLOWLINE	---
EDGE OF WATER	---
BRUSHLINE (GROUND OBSCURED)	---
TREELINE (GROUND OBSCURED)	---
BRUSH	---
DECIDUOUS TREE	---
CONIFEROUS TREE	---
PHOTO CONTROL (XYZ)	---
CELL/RADIO/SATELLITE TOWER	---
MONITORING STATION	---
UTILITY POLE	---
GUY ANCHOR	---
LIGHT POLE	---
BOLLARD/FENCE POST	---
SIGN	---
FIRE HYDRANT	---
WATER SPIGOT	---
MANHOLE	---
VALVE COVER	---
GAS VALVE	---
WELL	---
TRAFFIC SIGNAL	---
R.R./CROSSWALK SIGNAL	---
MISC. UTILITY/OBJECT	---
METER	---
MARSH	---
VAULT/BOX	---
OUTFLOW/CULVERT	---
DROP INLET	---
DRAIN RISER	---
BUILDING	---
DECK	---
COVERED AREA/OVERHANG	---
SHED/TRAILER/OUTBUILDING	---
TANKS/SILO	---

SHEET INDEX

- TM-01 EXISTING CONDITIONS
- TM-02 VESTING TENTATIVE SUBDIVISION MAP
- TM-03 PRELIMINARY GRADING PLAN
- TM-04 PRELIMINARY GRADING SECTIONS
- TM-05 PRELIMINARY UTILITY PLAN
- TM-06 PRELIMINARY STORMWATER CONTROL PLAN
- TM-07 PRELIMINARY STRIPING PLAN

SUPPLEMENTAL SHEETS (BY OTHERS)
*MASTER PLOTTING PLAN (2 SHEETS)
*LIGHTING & PHOTOMETRICS PLAN (7 SHEETS)



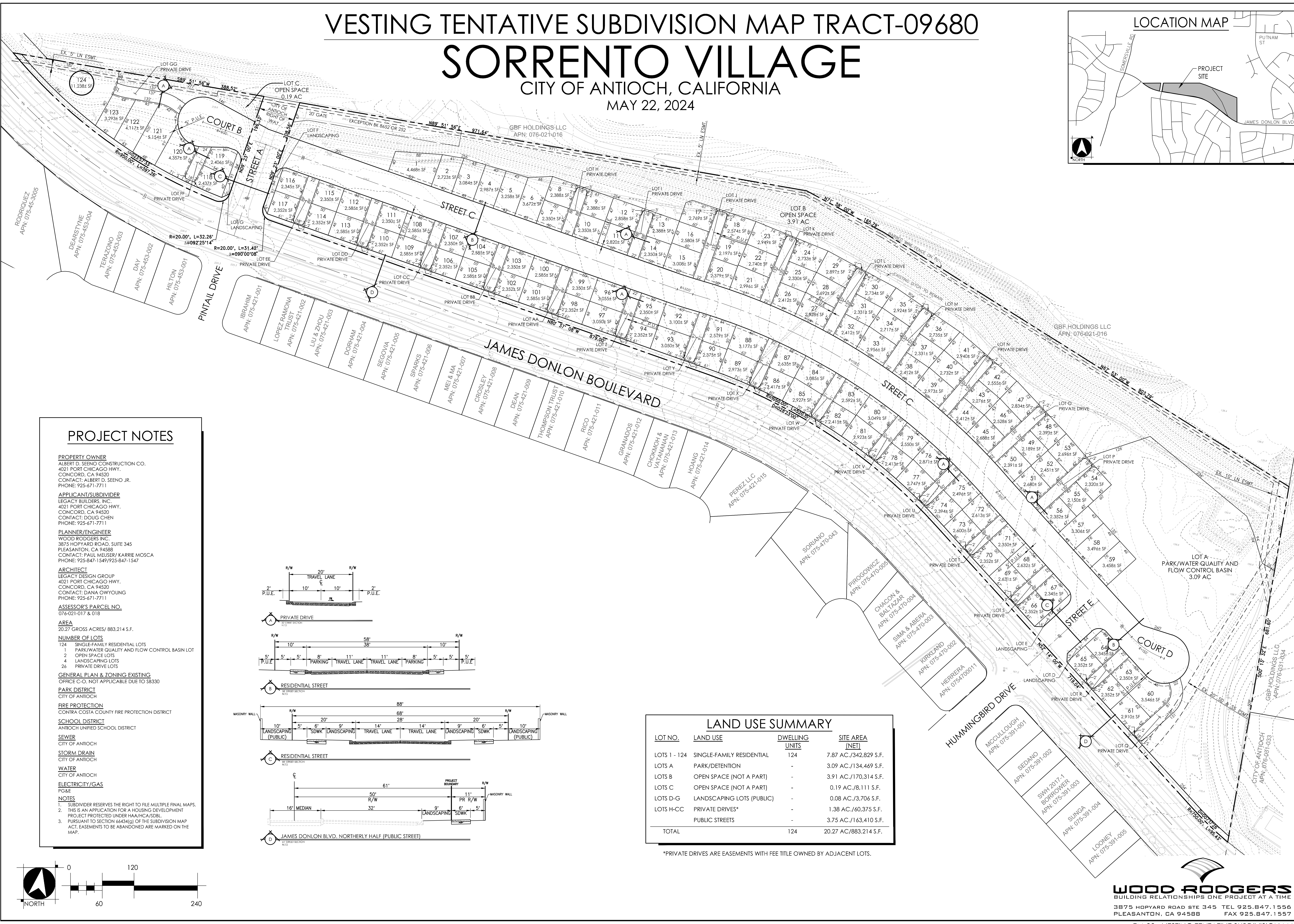
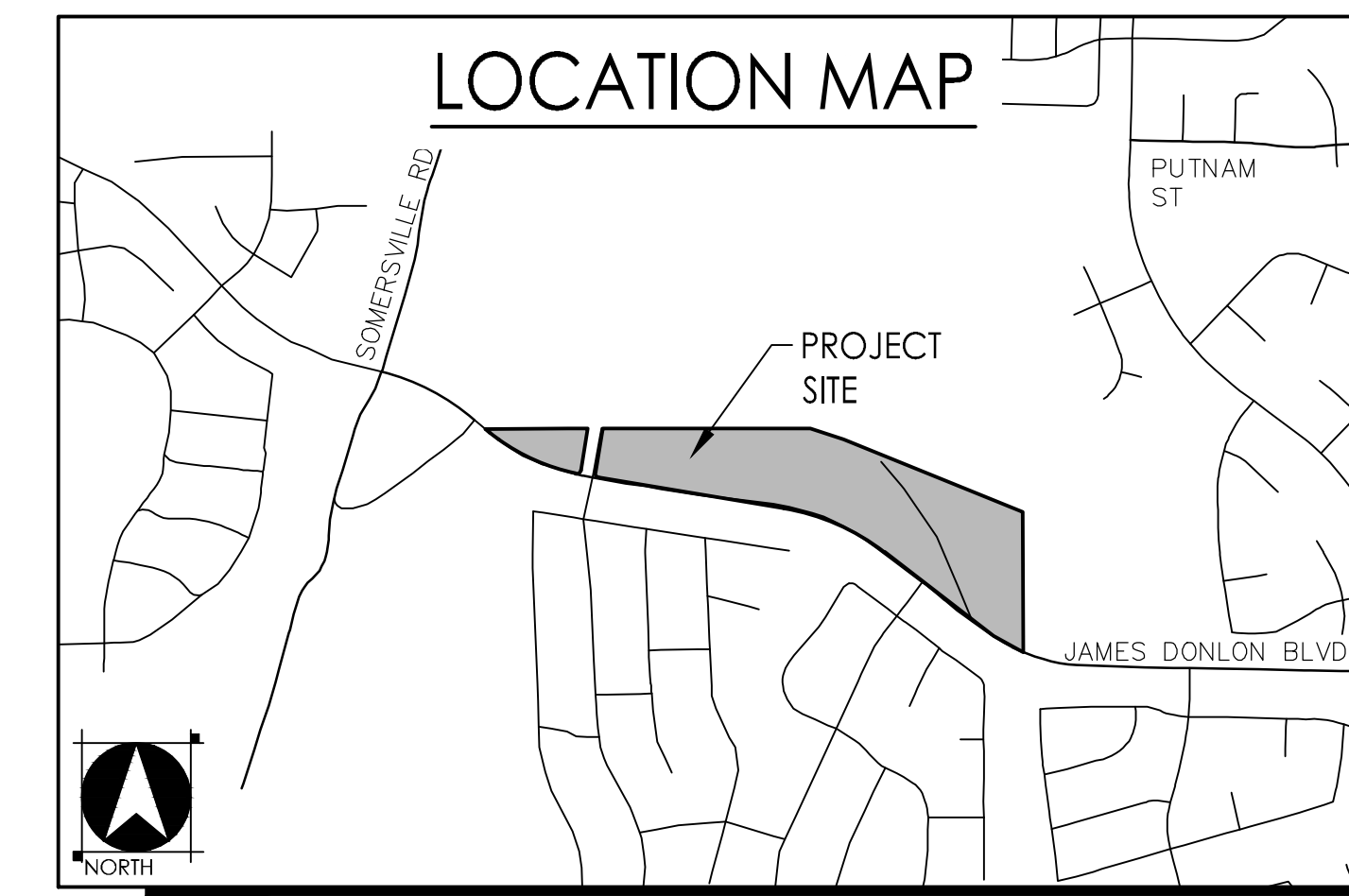
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PLEASANTON, CA 94588 FAX 925.847.1557

VESTING TENTATIVE SUBDIVISION MAP TRACT-09680

SORRENTO VILLAGE

CITY OF ANTIOCH, CALIFORNIA

MAY 22, 2024



PROJECT NOTES

PROPERTY OWNER
ALBERT D. SEENO CONSTRUCTION CO.
4021 PORT CHICAGO HWY.
CONCORD, CA 94520
CONTACT: ALBERT D. SEENO JR.
PHONE: 925-671-7711

APPLICANT/SUBDIVIDER
LEGACY BUILDERS, INC.
4021 PORT CHICAGO HWY.
CONCORD, CA 94520
CONTACT: DOUG CHEN
PHONE: 925-671-7711

PLANNER/ENGINEER
WOOD RODGERS INC.
3875 HOPYARD ROAD, SUITE 345
PLEASANTON, CA 94588
CONTACT: PAUL MEUSER / KARRIE MOSCA
PHONE: 925-847-1549/925-847-1547

ARCHITECT
LEGACY DESIGN GROUP
4021 PORT CHICAGO HWY.
CONCORD, CA 94520
CONTACT: DANA OWYOUNG
PHONE: 925-671-7711

ASSESSOR'S PARCEL NO.
076-021-017 & 018

AREA
20.27 GROSS ACRES / 883,214 S.F.

NUMBER OF LOTS
124 SINGLE-FAMILY RESIDENTIAL LOTS
1 PARK/WATER QUALITY AND FLOW CONTROL BASIN LOT
2 OPEN SPACE LOTS
4 LANDSCAPING LOTS
26 PRIVATE DRIVE LOTS

GENERAL PLAN & ZONING EXISTING
OFFICE C-O, NOT APPLICABLE DUE TO SB8330

PARK DISTRICT
CITY OF ANTIOCH

FIRE PROTECTION
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

SCHOOL DISTRICT
ANTIOCH UNIFIED SCHOOL DISTRICT

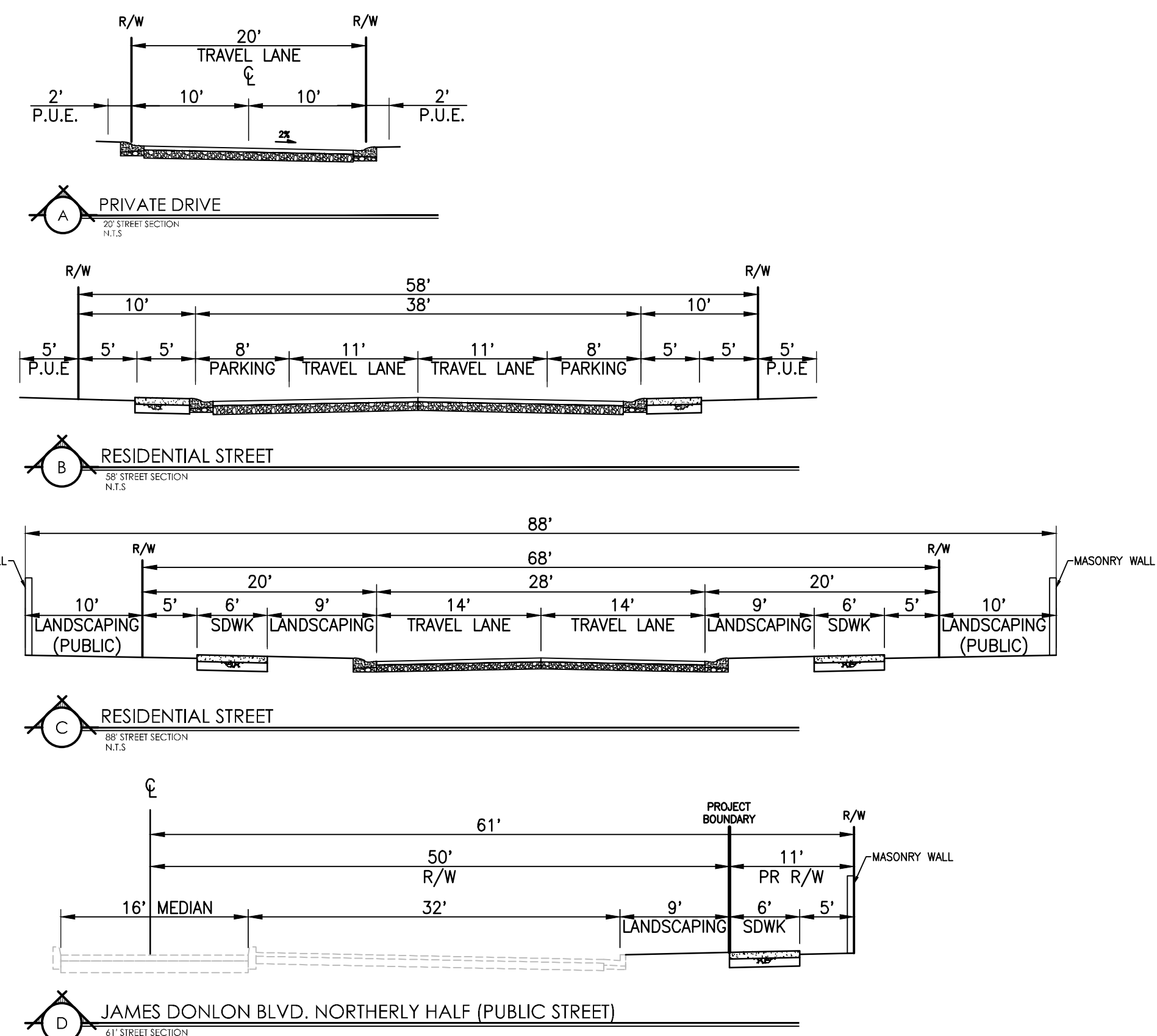
SEWER
CITY OF ANTIOCH

STORM DRAIN
CITY OF ANTIOCH

WATER
CITY OF ANTIOCH

ELECTRICITY/GAS
PG&E

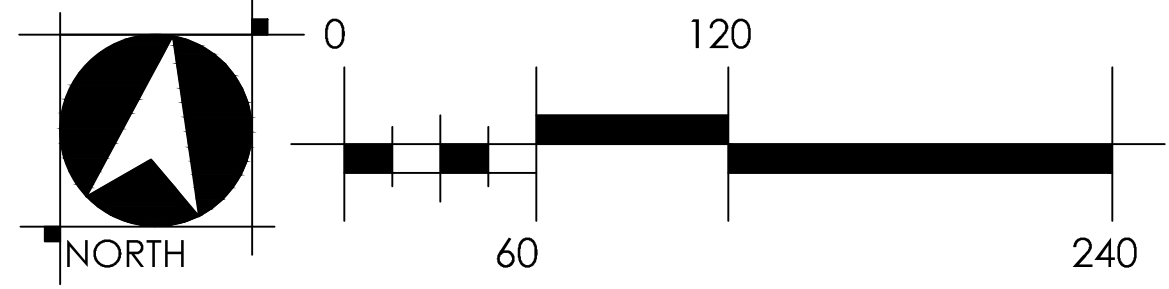
NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A HOUSING DEVELOPMENT PROJECT PROTECTED UNDER HAA/HCA/SDBL.
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.



LAND USE SUMMARY

LOT NO.	LAND USE	DWELLING UNITS	SITE AREA (NET)
LOTS 1 - 124	SINGLE-FAMILY RESIDENTIAL	124	7.87 AC./342,829 S.F.
LOTS A	PARK/DETENTION	-	3.09 AC./134,469 S.F.
LOTS B	OPEN SPACE (NOT A PART)	-	3.91 AC./170,314 S.F.
LOTS C	OPEN SPACE (NOT A PART)	-	0.19 AC./8,111 S.F.
LOTS D-G	LANDSCAPING LOTS (PUBLIC)	-	0.08 AC./3,706 S.F.
LOTS H-CC	PRIVATE DRIVES*	-	1.38 AC./60,375 S.F.
	PUBLIC STREETS	-	3.75 AC./163,410 S.F.
TOTAL		124	20.27 AC./883,214 S.F.

*PRIVATE DRIVES ARE EASEMENTS WITH FEE TITLE OWNED BY ADJACENT LOTS.

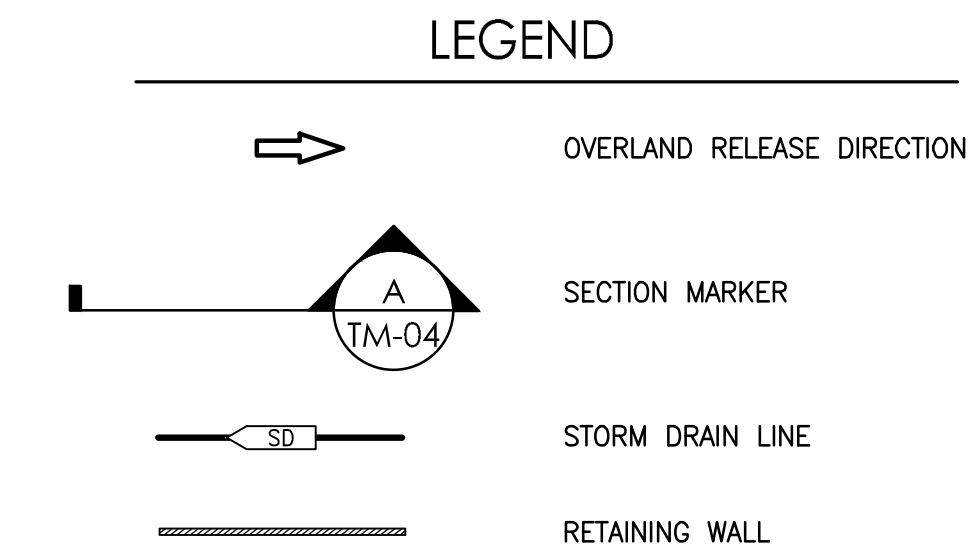


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PRELIMINARY GRADING PLAN

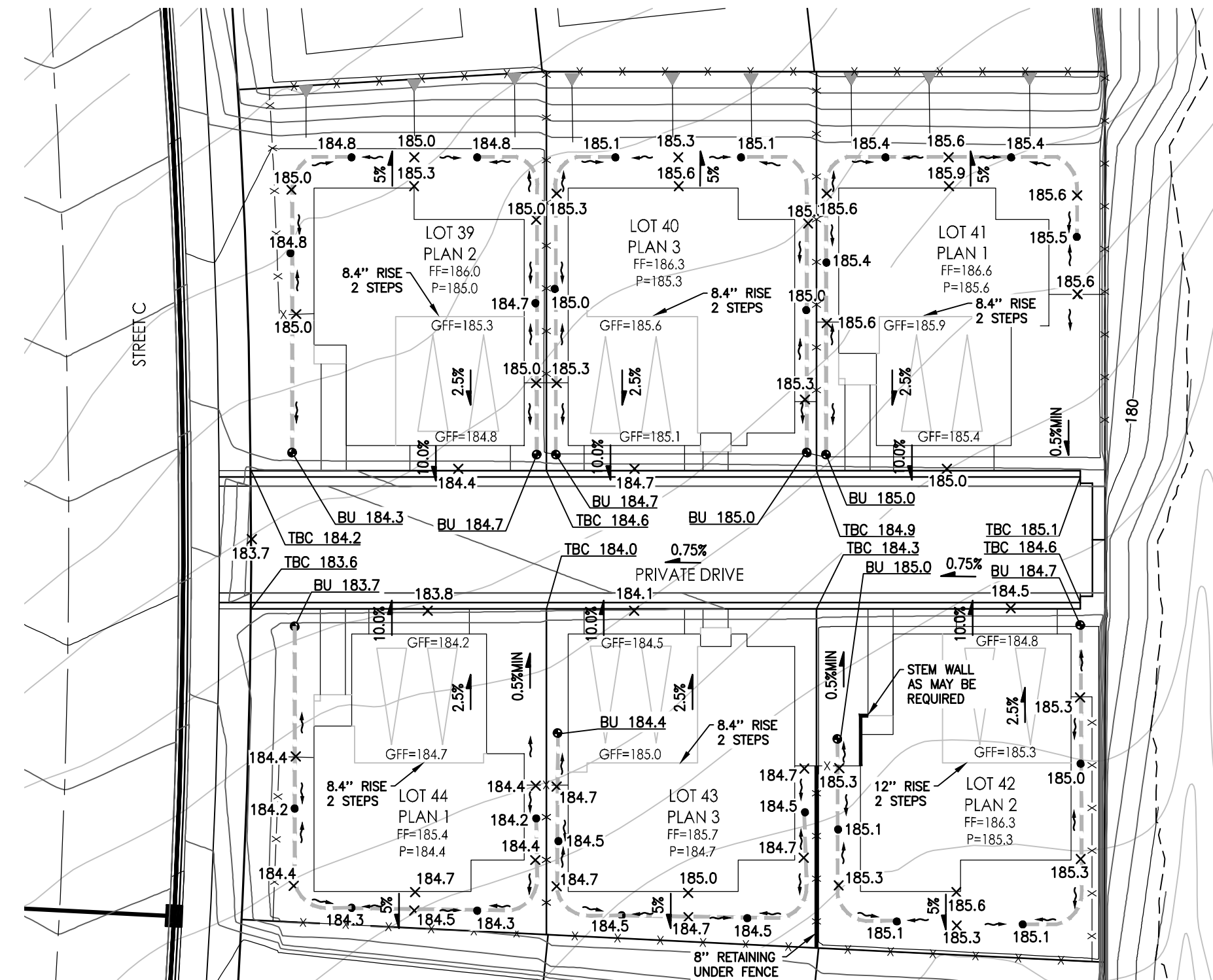
SORRENTO VILLAGE

CITY OF ANTIOCH, CALIFORNIA
MAY 22, 2024



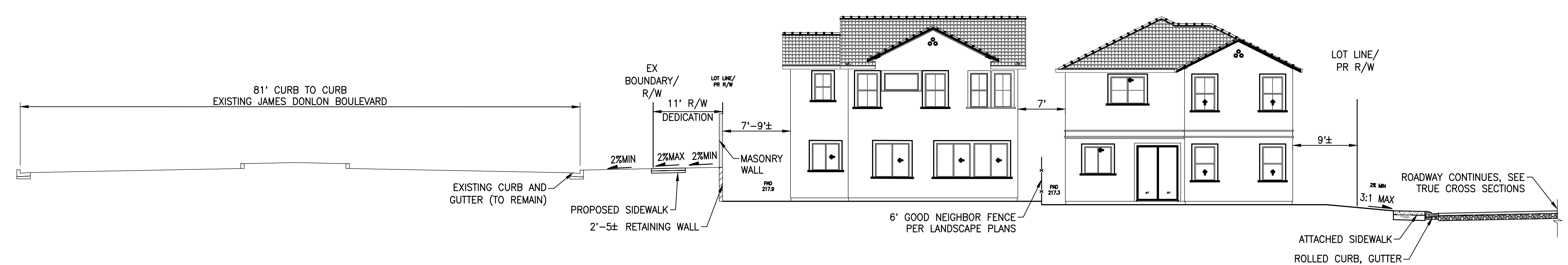
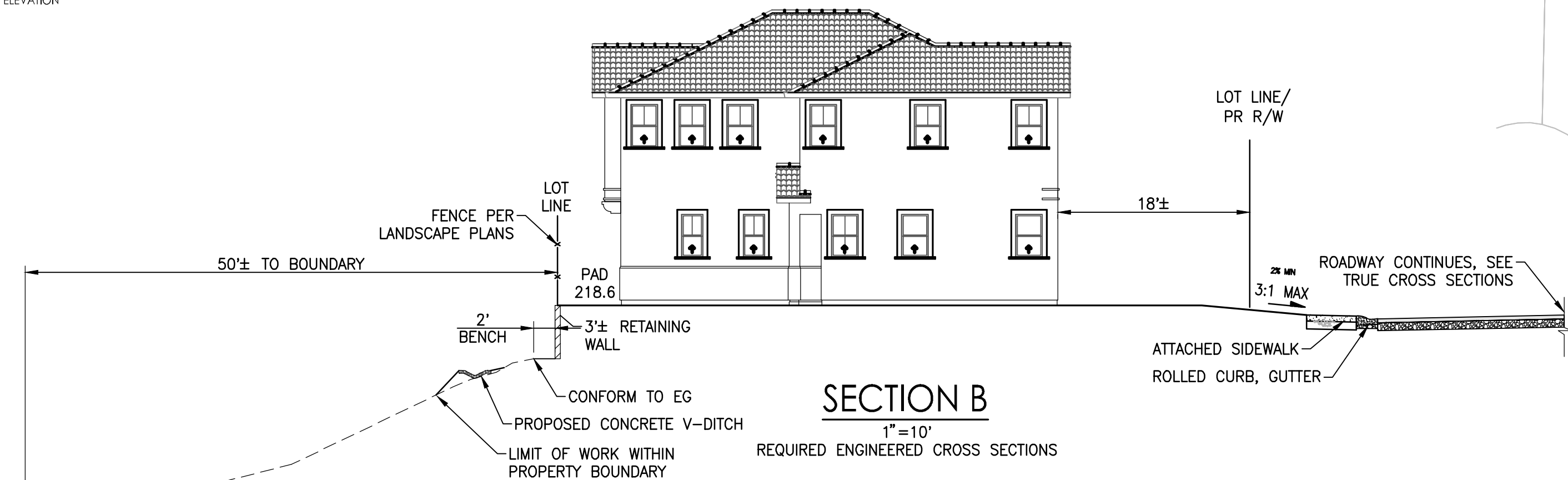
EARTHWORK SUMMARY		
CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
40,000	40,000	0

- NOTES:**
- EARTHWORK ASSUMES 17" STREET SECTIONS WITH A 18" UNDERCUT BELOW SUBGRADE FOR UTILITY TRENCH SPOILS.
 - QUANTITIES SHOWN ARE APPROXIMATE. ACTUAL AMOUNT OF EARTHWORK IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
 - EARTHWORK QUANTITIES EXCLUDE SHRINK AND/OR SWELL.



FINE GRADING DETAIL LEGEND

- 4" PVC DRAIN PIPE
- AREA DRAIN (AD) - INVERT MIN 7" BELOW GRADE
- BUBBLE UP DRAIN (BU) - INVERT MIN 1" BELOW GRADE OR DEEPER BASED ON UPSTREAM PIPE ODION
- SPOT ELEVATION
- SLOPE
- TYPICAL MIN 2% SWALE
- RETAINING WALL
- BUILDING WALL
- EASEMENT
- LOT LINE
- MASONRY WALL
- WOOD FENCE
- TOP BACK OF CURB
- GARAGE FINISHED FLOOR
- LOT PAD ELEVATION



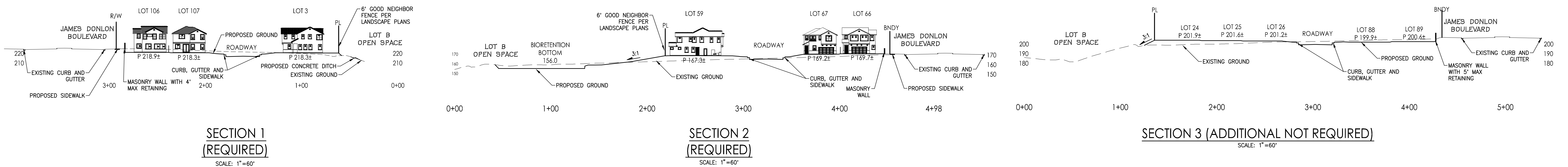
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PRELIMINARY GRADING SECTIONS

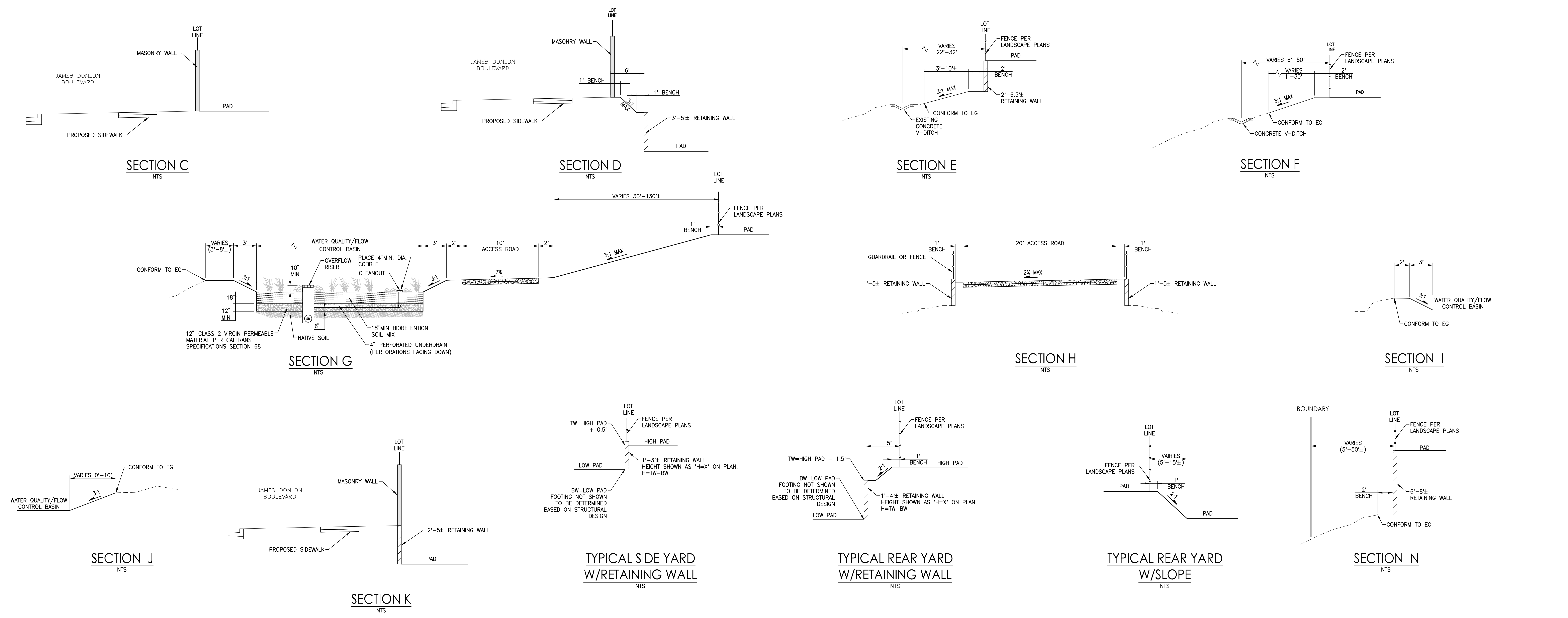
SORRENTO VILLAGE

CITY OF ANTIOCH, CALIFORNIA

MAY 22, 2024



TRUE CROSS SECTIONS



ADDITIONAL ENGINEERED CROSS SECTIONS (NOT REQUIRED)

PRELIMINARY UTILITY PLAN

SORRENTO VILLAGE

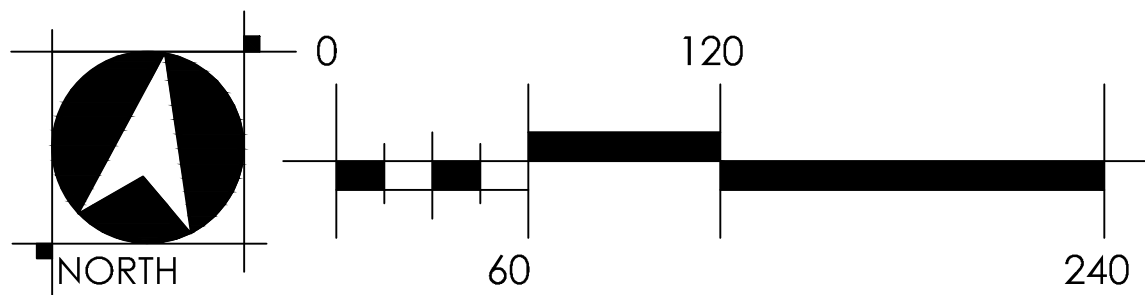
CITY OF ANTIOCH, CALIFORNIA
MAY 22, 2024



LEGEND

	SANITARY SEWER LINE		EX SS
	SANITARY SEWER MANHOLE		EX SD
	STORM DRAIN LINE		EX W
	STORM DRAIN MANHOLE		EX W
	CATCH BASIN		EX W
	WATER MAIN		EX W
	FIRE HYDRANT		EX W
	STREETLIGHT		EX W

1. STORM DRAIN
 - MINIMUM SLOPE: 0.005
 - MINIMUM PIPE SIZE: 18"
2. SANITARY SEWER
 - MINIMUM SLOPE: 0.0077
4. UTILITIES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN.



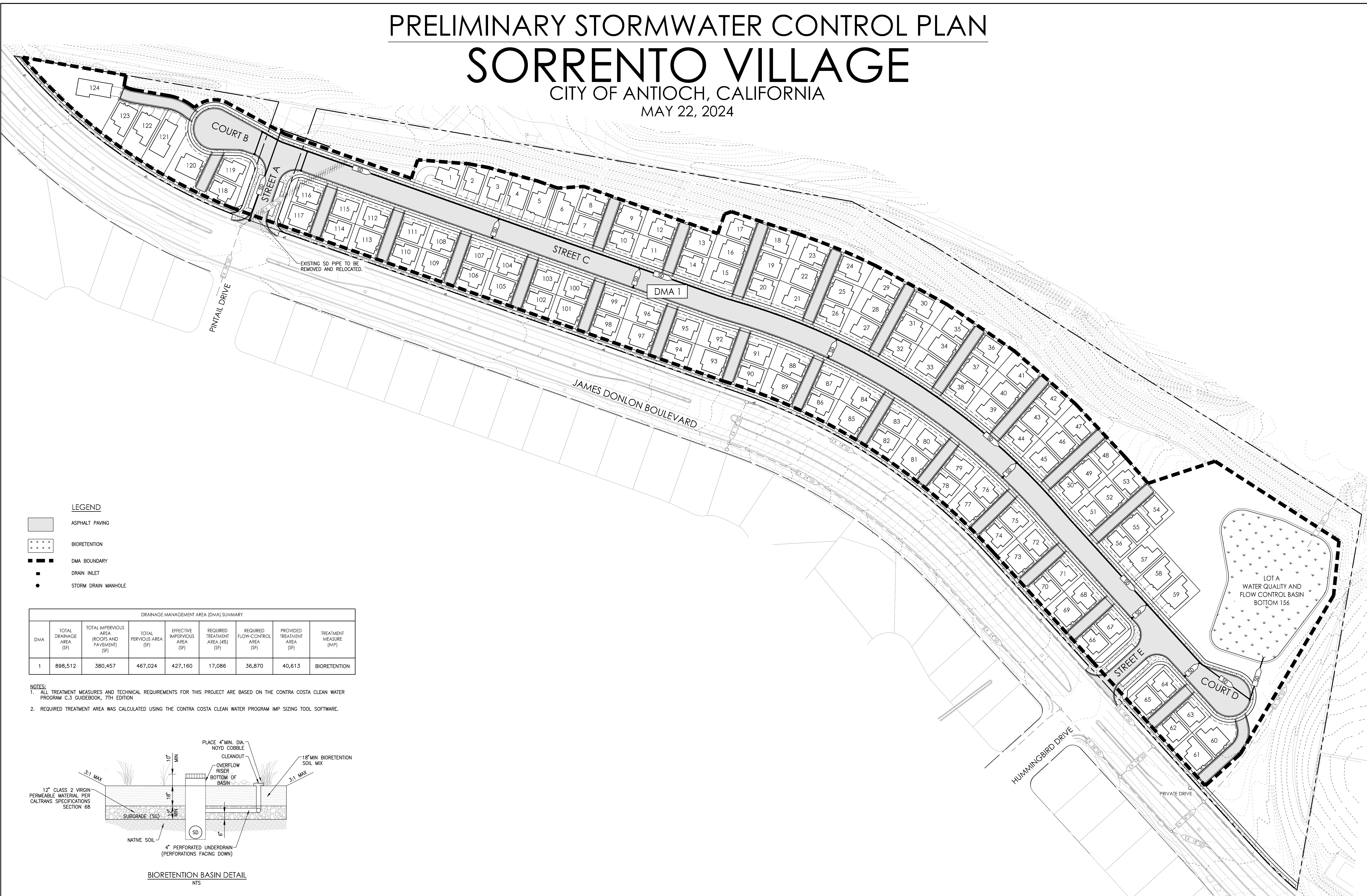
C:\Users\A465\SorrentoVillage\Antioch\SorrentoVillage-CA\Planning\Antioch\SorrentoVillage-CA\TM-05-01\Utility_Plan.dwg 5/27/2024 11:22 AM Bob Christensen

PRELIMINARY STORMWATER CONTROL PLAN

SORRENTO VILLAGE

CITY OF ANTIOCH, CALIFORNIA

MAY 22, 2024

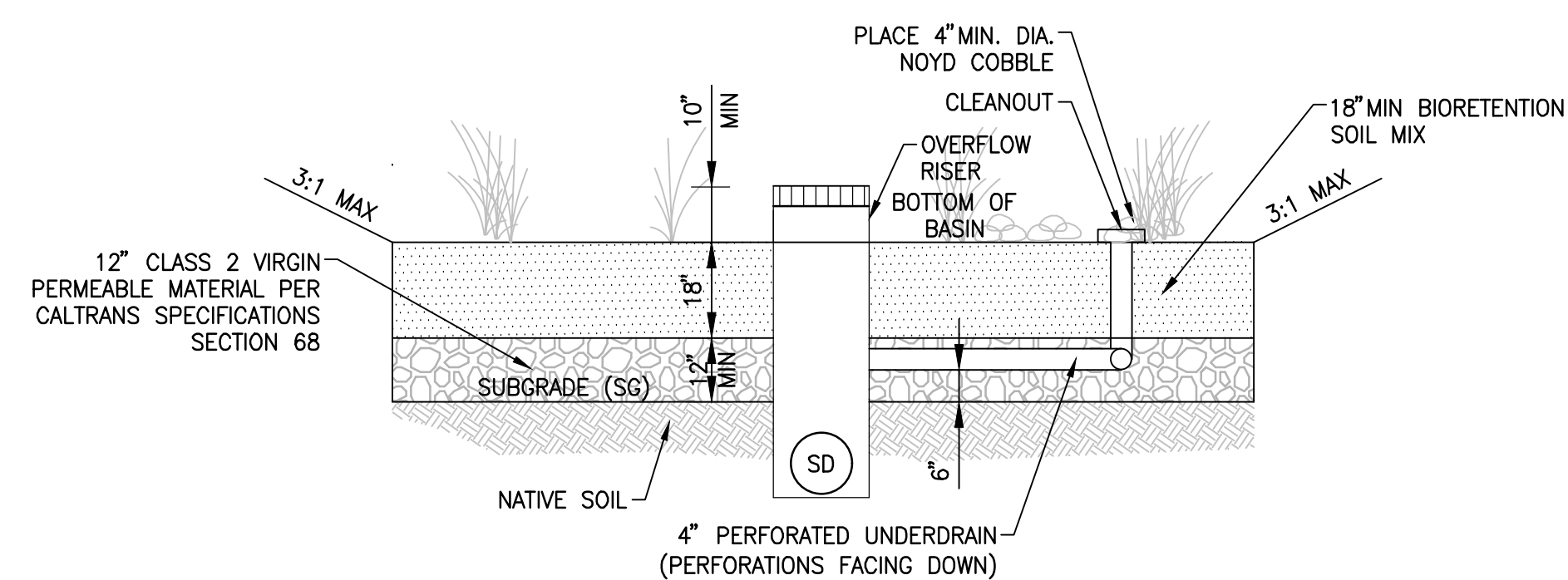


LEGEND

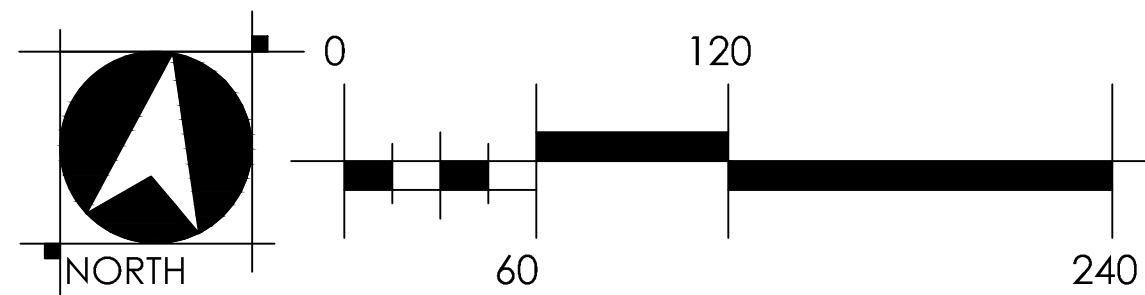
- ASPHALT PAVING
- BIORETENTION
- DMA BOUNDARY
- DRAIN INLET
- STORM DRAIN MANHOLE

DRAINAGE MANAGEMENT AREA (DMA) SUMMARY								
DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (4%) (SF)	REQUIRED FLOW-CONTROL AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT MEASURE (IMP)
1	898,512	380,457	467,024	427,160	17,086	36,870	40,613	BIORETENTION

- NOTES:
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 7TH EDITION.
 - REQUIRED TREATMENT AREA WAS CALCULATED USING THE CONTRA COSTA CLEAN WATER PROGRAM IMP SIZING TOOL SOFTWARE.



BIORETENTION BASIN DETAIL
NTS



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PRELIMINARY STRIPING PLAN

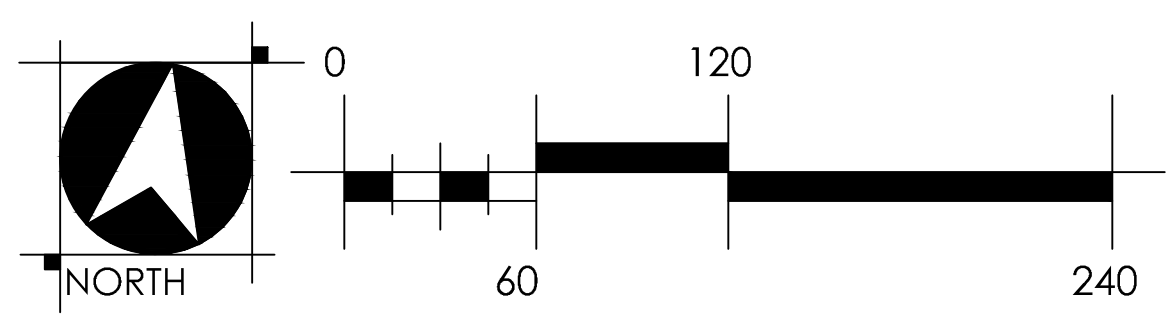
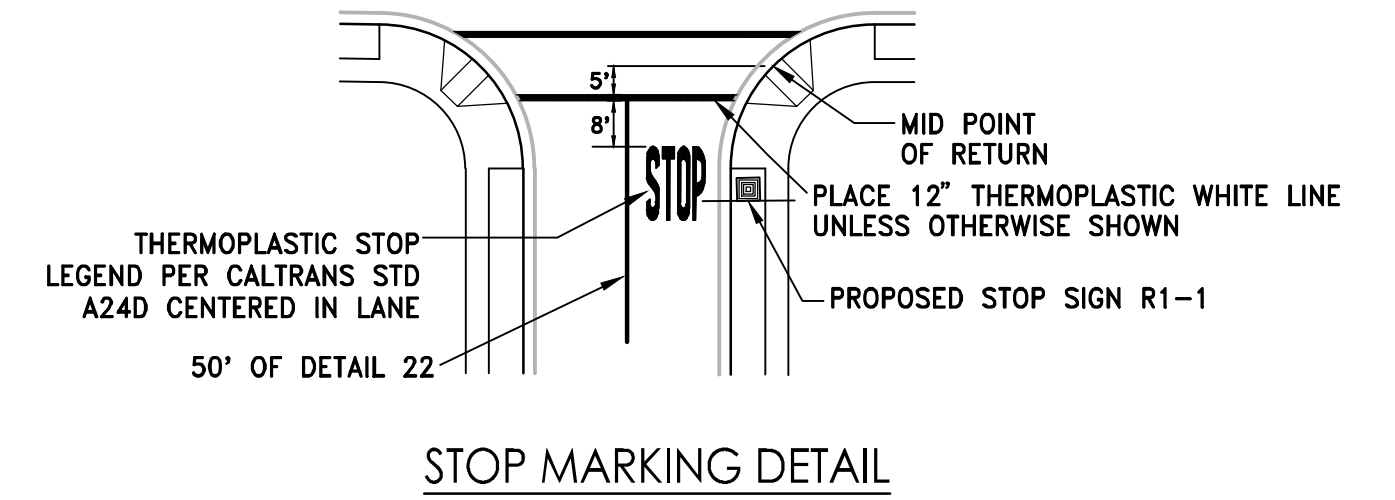
SORRENTO VILLAGE

CITY OF ANTIOCH, CALIFORNIA

MAY 22, 2024

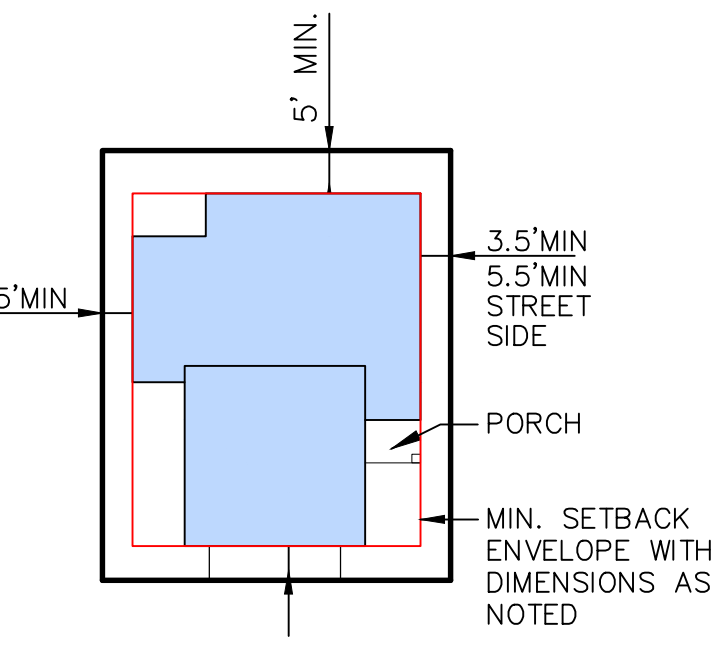
- STRIPING AND SIGNING NOTES**
1. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MUTCD AND MOST CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
 2. ALL DETAIL NUMBERS REFER TO CALTRANS STANDARD PLANS STRIPING DETAILS.

- LEGEND**
- # STREET NAME SIGN (SNS)
 - REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO HYDRANT 6" OFF CENTERLINE AS SHOWN.
 - ⊥ STOP SIGN (R1-1)
 - ▲ SIGHT TRIANGLE BASED ON CALTRANS STOPPING DISTANCE STANDARDS



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C:\Users\A445_Sorrento\OneDrive - CA Planning\Projects\Sorrento Village - CA Planning\Submittal\Antioch - Map - 07 TM-07 STRIPING & SIGNING & STRIPING PLAN.dwg, 5/27/2024, 11:22 AM, Doni Christensen



TYPICAL MINIMUM LOT SETBACKS
N.T.S.

ENCROACHMENT ALLOWED UP TO 10 FEET IN WIDTH BUT SHALL NOT INFRINGE INTO THE MINIMUM 3-FOOT FIRE ACCESS.

DISTRIBUTION TABLE

PLAN#	1	2	3	4	5	
	TWO-STORY 3-BEDROOMS	TWO-STORY 3-BEDROOMS	TWO-STORY 4-BEDROOMS	TWO-STORY 3-BEDROOMS +1-JR ADU	TWO-STORY 4-BEDROOMS +1-JR ADU	
LIVING	1,806 SQ. FT.	1,984 SQ. FT.	2,264 SQ. FT.	2,513 SQ. FT.	2,762 SQ. FT.	
GARAGE	436 SQ. FT.	419 SQ. FT.	426 SQ. FT.	426 SQ. FT.	502 SQ. FT.	
COUNT	49	33	31	9	2	124
PERCENT	40%	27%	25%	7%	1%	100%

Sorrento Parking Tabulation

BR Count	Homes	City Required			State Required			Parking Provided		
		Garage (2 per unit)	Guest (1 per unit)	TOTAL	3-BR (1.5 per unit)	4-BR + (2.5 per unit)	TOTAL	Garage (2 per unit)	Guest (0.5 per unit)	TOTAL
3-BR	82	164	82	246	123	105	228	164	41	205
4-BR +	42	84	42	126		105	105	84	21	105
Total	124	248	124	372	123	105	228	248	62	310
Ratio				3:1			1.8:1			2.5:1

*All City required parking information is based on Antioch Municipal Code Table: § 9-5.1703.1.
 *All State required parking information is based on Government Code 65915.(p)(1).
 *The total parking provided tabulation does not include street parking.
 *All provided guest parking will be standard spaces, there will be no accessible or compact spaces.

Sorrento Affordable Housing Tabulation

Home Type	Number of Homes-----			SB330 lower-income	RHNA Reporting-----			
	Base Count	Bonus	Total		Very-Low	Low	Moderate	Above-Mod
3-BR	65	17	82	0	0	0	0	82
3-BR + JADU	0	9	9	9	9	0	0	9
4-BR	30	1	31	0	0	0	3	28
5-BR (shared-housing)	0	2	2	10	10	0	0	0
Total	95	29	124	19	19	0	3	119

* Project site is not zoned Residential.
 * City does not have an affordable housing ordinance.
 * "Base Count" is derived from the Project SB330 Preliminary Application (PA), which is 95 SF homes.
 * Project is providing 20% lower-income units under SB330. 20% of 95 = 19 (all @ very-low-income).
 * 20% very-low-income units entitles the Project to 50% bonus. 95 * 1.50 = 143
 * Dwelling units are not restricted to senior housing

MASTER PLOTTING PLAN
SORRENTO VILLAGE
ANTIOCH, CA

MAY 3, 2024

PERCENT LOT COVERAGE

Lot	Net Lot Area	Plan Type	Number of Bedrooms	Ground Floor Area	Percent Lot Coverage
1	4,468	1	3	1,127	25%
2	2,723	2	3	1,188	44%
3	3,084	4	4	1,569	51%
4	2,987	1	3	1,188	40%
5	3,258	2	3	1,188	36%
6	3,672	4	4	1,569	43%
7	2,350	2	3	1,188	51%
8	2,388	1	3	1,127	47%
9	2,388	3	4	1,401	59%
10	2,350	1	3	1,127	48%
11	2,820	2	3	1,188	42%
12	2,858	1	3	1,127	39%
13	2,388	3	4	1,401	59%
14	2,350	1	3	1,127	48%
15	3,008	2	3	1,188	39%
16	2,580	3	4	1,401	54%
17	2,769	1	3	1,127	41%
18	2,574	2	3	1,188	46%
19	2,197	3	4	1,401	64%
20	2,379	1	3	1,127	47%
21	2,996	2	3	1,188	40%
22	2,740	3	4	1,401	51%
23	2,949	1	3	1,127	38%
24	2,733	2	3	1,188	43%
25	2,330	3	4	1,401	60%
26	2,412	1	3	1,127	47%
27	2,928	2	3	1,188	41%
28	2,692	3	4	1,401	52%
29	2,897	1	3	1,127	39%
30	2,734	2	3	1,188	43%
31	2,331	3	4	1,401	60%
32	2,412	1	3	1,127	47%
33	2,956	1	3	1,127	38%
34	2,717	3	4	1,401	52%
35	2,924	2	3	1,188	41%
36	2,735	2	3	1,188	43%
37	2,331	3	4	1,401	60%
38	2,412	1	3	1,127	47%
39	2,973	2	3	1,188	40%
40	2,732	3	4	1,401	51%
41	2,940	1	3	1,127	38%
42	2,555	2	3	1,188	46%
43	2,276	3	4	1,401	62%
44	2,412	1	3	1,127	47%
45	2,688	2	3	1,188	44%
46	2,528	3	4	1,401	55%
47	2,834	1	3	1,127	40%
48	2,393	2	3	1,188	50%
49	2,189	3	4	1,401	64%
50	2,391	1	3	1,127	47%
51	2,680	2	3	1,188	44%
52	2,451	3	4	1,401	57%
53	2,696	1	3	1,127	42%
54	2,320	2	3	1,188	51%
55	2,150	3	4	1,401	65%
56	2,352	1	3	1,127	48%
57	3,306	4	4	1,569	47%
58	3,496	4	4	1,569	45%
59	3,458	4	4	1,569	45%
60	3,546	4	4	1,569	44%
61	2,910	4	4	1,569	54%
62	2,352	1	3	1,127	48%
63	2,350	2	3	1,188	51%

Lot	Net Lot Area	Plan Type	Number of Bedrooms	Ground Floor Area	Percent Lot Coverage
64	2,345	1	3	1,127	48%
65	2,352	3	4	1,401	60%
66	2,352	1	3	1,127	48%
67	2,345	2	3	1,188	51%
68	2,632	1	3	1,127	43%
69	2,631	3	4	1,401	53%
70	2,352	1	3	1,127	48%
71	2,350	2	3	1,188	51%
72	2,613	1	3	1,127	43%
73	2,600	3	4	1,401	54%
74	2,394	1	3	1,127	47%
75	2,496	2	3	1,188	48%
76	2,871	1	3	1,127	39%
77	2,747	3	4	1,401	51%
78	2,413	1	3	1,127	47%
79	2,550	2	3	1,188	47%
80	3,049	1	3	1,127	37%
81	2,923	3	4	1,401	48%
82	2,415	1	3	1,127	47%
83	2,592	2	3	1,188	46%
84	3,085	1	3	1,127	37%
85	2,927	3	4	1,401	48%
86	2,417	1	3	1,127	47%
87	2,635	2	3	1,188	45%
88	3,177	3	4	1,401	44%
89	2,973	1	3	1,127	38%
90	2,375	1	3	1,127	47%
91	2,579	2	3	1,188	46%
92	3,100	1	3	1,127	36%
93	3,050	3	4	1,401	46%
94	2,352	1	3	1,127	48%
95	2,350	2	3	1,188	51%
96	3,055	1	3	1,127	37%
97	3,050	3	4	1,401	46%
98	2,352	1	3	1,127	48%
99	2,350	2	3	1,188	51%
100	2,585	1	3	1,127	44%
101	2,585	3	4	1,401	54%
102	2,352	1	3	1,127	48%
103	2,350	2	3	1,188	51%
104	2,585	1	3	1,127	44%
105	2,585	3	4	1,401	54%
106	2,352	1	3	1,127	48%
107	2,350	2	3	1,188	51%
108	2,585	1	3	1,127	44%
109	2,585	3	4	1,401	54%
110	2,352	1	3	1,127	48%
111	2,350	2	3	1,188	51%
112	2,585	1	3	1,127	44%
113	2,585	3	4	1,188	46%
114	2,352	1	3	1,127	48%
115	2,350	2	3	1,188	51%
116	2,345	1	3	1,127	48%
117	2,352	3	4	1,401	60%
118	2,437	1	3	1,127	46%
119	2,406	2	3	1,188	49%
120	4,357	3	4	1,401	32%
121	5,154	5	5	1,630	32%
122	4,117	4	4	1,569	38%
123	3,293	4	4	1,569	48%
124	11,238	5	5	1,630	15%

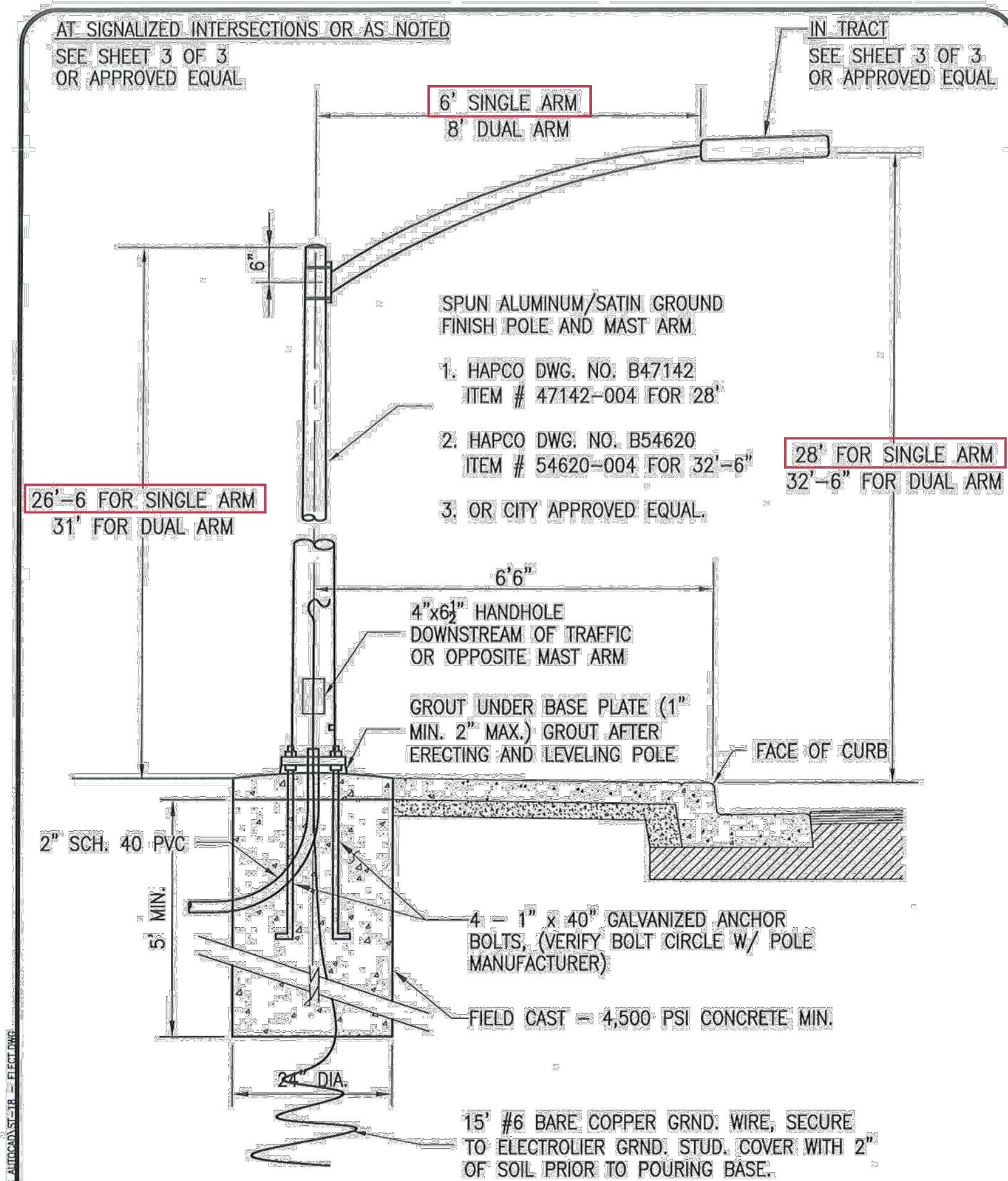
NOTE: Percent of net lot area covered by buildings is the same as percent lot coverage.

MASTER PLOTTING PLAN SITE DATA

**SORRENTO VILLAGE
ANTIOCH, CA**

MAY 3, 2024

LEGACY BUILDERS. INC SORRENTO VILLAGE ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



REGISTERED PROFESSIONAL ENGINEER
JOHN D. SAMUELSON
No. C67734
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

CITY OF ANTIOCH
PUBLIC WORKS DEPARTMENT

ELECTROLIER

DATE: 10/26/2020
REV.:
DRAWING NO. **ST-18**
(SHEET 1 OF 3)

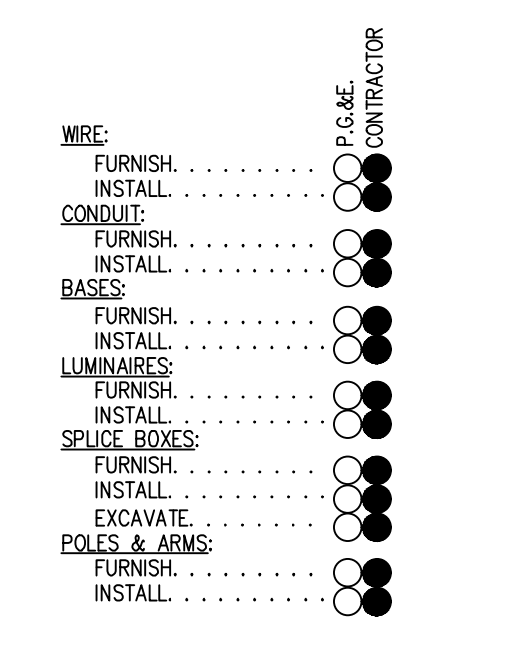
ANTIOCH CALIFORNIA
OPPORTUNITY LIVES HERE

1 PUBLIC STREET LIGHT DETAIL
SL1 NOT TO SCALE

- ### LEGEND
- ESL — EXISTING STREET LIGHT CONDUIT
 - SL — PROPOSED STREET LIGHT CONDUIT
 - X'(XX'S.L. COND.) STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX'S.L. COND.) INDICATES CONDUIT SIZE
 - X'(XX) STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE.
 - (2W) 2-#8 CU. WIRE (SEE NOTE 15)
 - (3W) 3-#8 CU. WIRE (SEE NOTE 15)
 - (3WG) 2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
 - (4WG) 3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
 - ⊙ EXISTING TRAFFIC SIGNAL
 - ⊠ STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
 - ⊡ STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12"
 - ⊙ PROPOSED PUBLIC STREET LIGHT, SINGLE ARM
 - ⊙ EXISTING STREET LIGHT, DOUBLE ARM
 - ⊙ (XXXX) POLE NUMBER
 - ⊙ STREET LIGHT POINT OF SERVICE
 - F/C FACE OF CURB

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

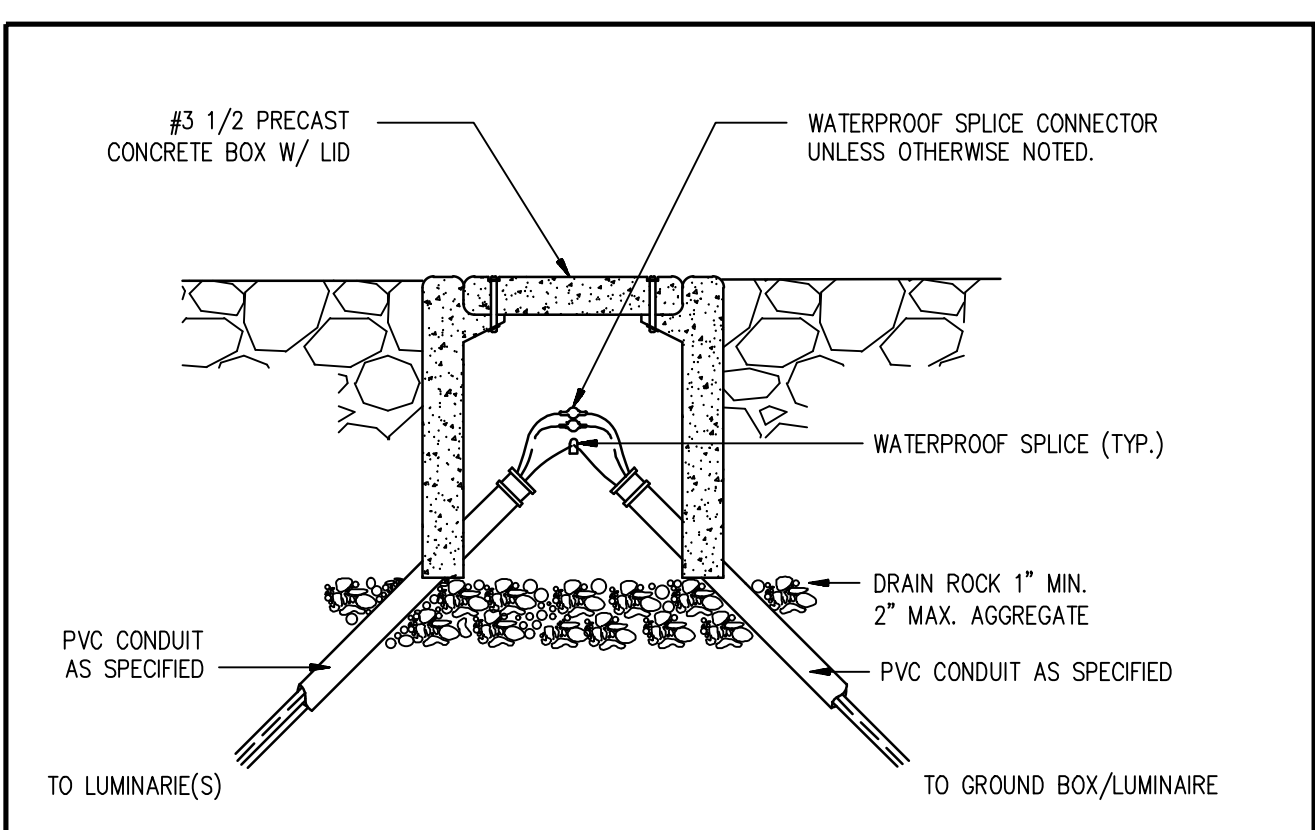
STREET LIGHTING SYSTEM (PUBLIC)



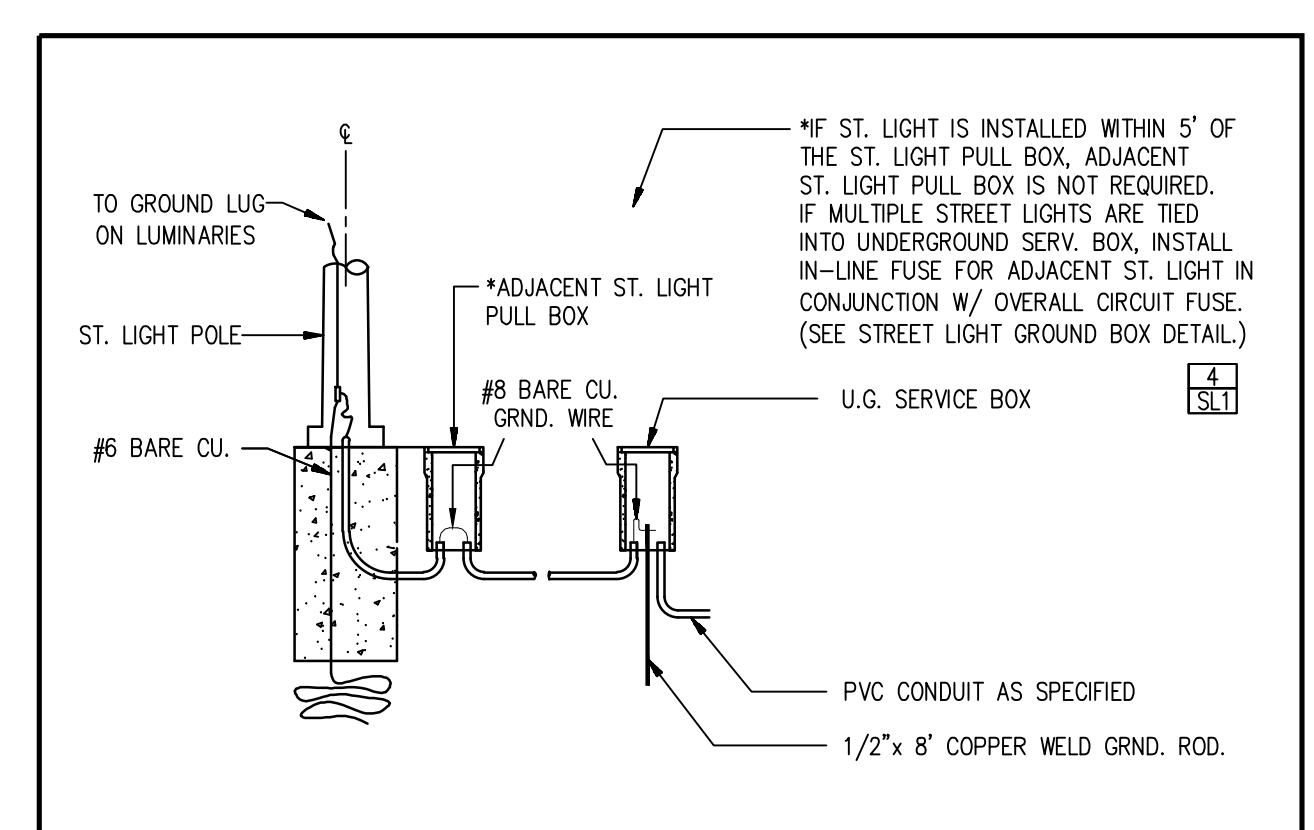
SCHEDULE:

INSTALL IN JOINT TRENCH	LS2A
INSTALL IN SEPARATE TRENCH	YES
CONDUIT SIZE	1 1/2"
CONDUIT TYPE	SCH. 40
WIRE SIZE	#8
TYPE	CU

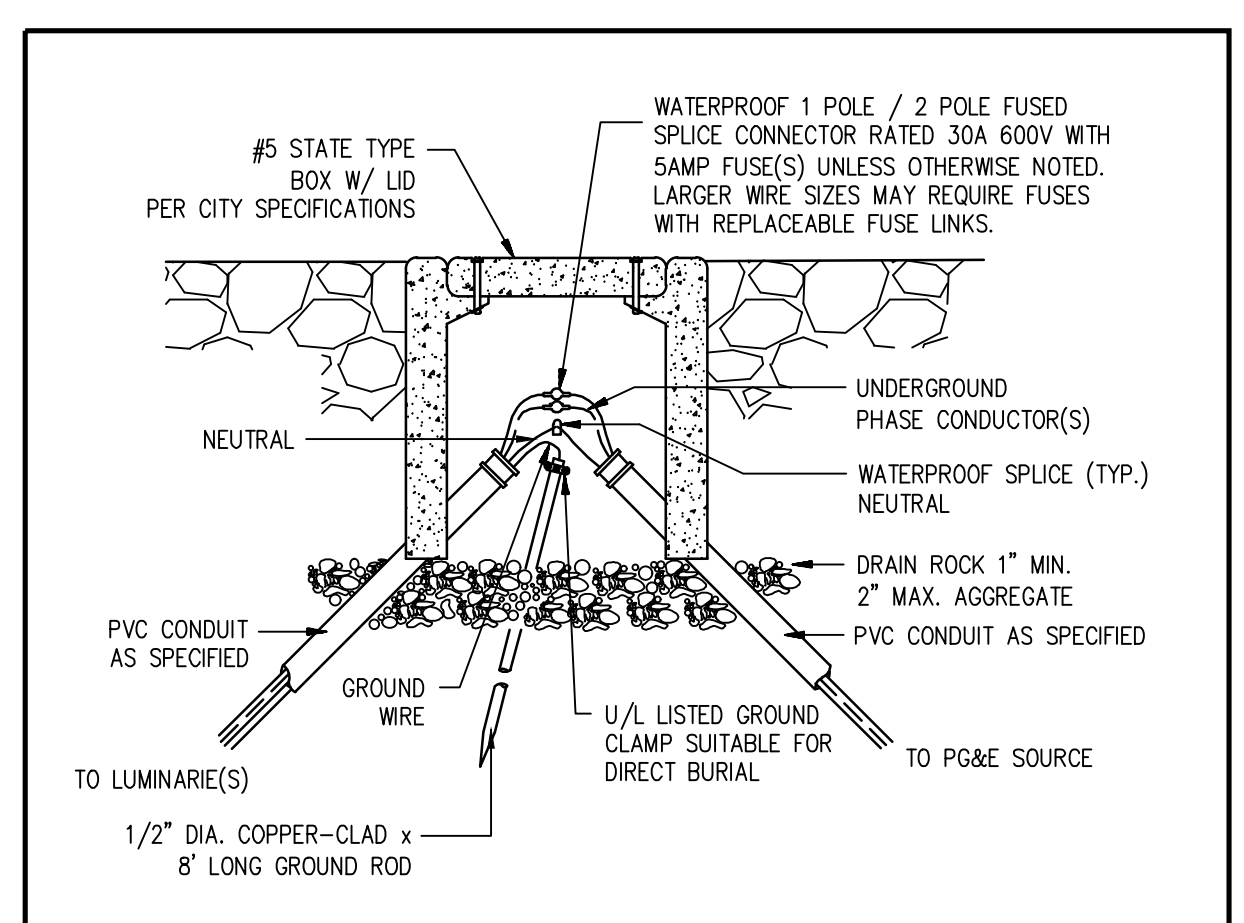
ADDITIONAL NOTES:
 -DEVELOPER TO SUPPLY AND INSTALL ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.
 -STREET LIGHTS TO BE MAINTAINED BY LANDSCAPING DISTRICT #X-X', UPON TRACT ACCEPTANCE.
 -SEE JOINT TRENCH COMPOSITE FOR TRENCH.



2 STREET LIGHTING PULL BOX DETAIL
SL1 NOT TO SCALE



3 PUBLIC STREET LIGHTING GROUNDING DETAIL
SL1 NOT TO SCALE



4 PUBLIC STREET LIGHT GROUND BOX DETAIL
SL1 NOT TO SCALE

- ### STREET LIGHTING NOTES
- ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF ANTIOCH.
 - THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
 - KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
 - TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
 - CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C., USE MINIMUM 1 1/2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
 - CONDUIT DEPTH: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
 - CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
 - SPICE BOXES: SPICE BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
 - FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
 - SPICING: ALL SPICES SHALL BE MADE IN HAND HOLES OR SPICE BOXES ONLY. SPICES SHALL BE MADE WITH "STACK-ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
 - POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
 - TRENCH: CONDUIT CAN BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
 - TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
 - CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
 - LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
 - CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
 - SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
 - CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
 - STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
 - ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.

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- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS

LEGACY BUILDERS. INC SORRENTO VILLAGE ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE	DATE: April 2024	DATE LAST WORKED ON: 5/3/2024
				SCALE: NOT TO SCALE	DRAWN: SM CHECKED: ML
				JOB NO.: 224053	PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT					

811
CALL BEFORE YOU DIG
UTILITY LOCATING SERVICE UNIT

SHEET
SL1
OF
SL5
SHEETS

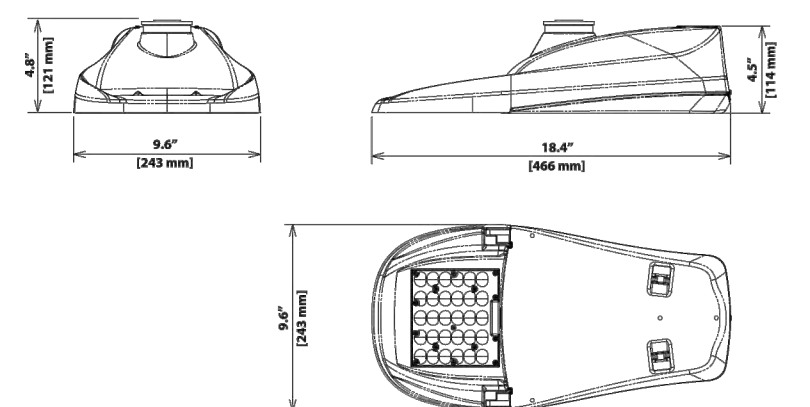


GreenCobra™ Jr. LED Streetlight GCJ J-Series Specification Data Sheet

Project: SORRENTO VILLAGE
Type:
Catalog No.:

Luminaire Data

Weight: 7.7 lbs [3.5 kg]
EPA: 0.39 ft²



Ordering Information

Sample Catalog No. GCJ1-30J-MV-40K-2R-GY-050-PCR7-WL

GCJ1	30J	MV	40K	2R	GY	050	PCR7-WL
Model#	LED Code	Voltage	Color Temperature	Distribution	Finish ¹	Output Code ²	Options
GCJ1*	30J	MV 120-277V	22K 2200K	2R Type 2	GY	Refer to page 3 and 4 to select the output code.	FOC ³ Fixed Output Code LPCR ⁴ Less Photocontrol Receptacle ANSI 7-wire Photocontrol Receptacle PCR7-CR ⁵ Control Ready 7-wire PC Receptacle MSL3 Motion Sensor, L3 Lens MSL7 Motion Sensor, L7 Lens WLL Utility Wattage Label 4B 4-Bolt Mounting Bracket RWG Rubber Wildlife Guard SWTB Straight Wire Terminal Block BBL Bubble Level DSC Door Safety Cable CF Coastal Paint Finish SP2 Extreme Surge Protection, 20KV/10KA, Fall-to-on LSSP2 Extreme Surge Protection, Fall-to-off, 20KV/10KA Rating

* Refer to performance data table on page 3, 4 for specific model with corresponding output code

- Notes:
- Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 2 for RAL codes of Standard finishes.
 - Specified output code is the factory set lumen performance. Refer to performance data table on page 3, 4 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (see available with Fixed Output Code, FOC) or PCR7-CR option. Consult factory if wattage limits require a special drive current.
 - Non-field adjustable, fixed output code. Specify required output code. Not available with PCR7-CR option.
 - Includes output selector that enables field adjustability of light levels. Includes connector to allow easy upgrade of wireless dimming via PCR7. Wireless node by others.
 - Control-ready wired at factory for wireless node dimming (node by others). Output selector not included in the fixture. Not able to adjust above specified output code.
 - Specify the CF Option for coastal installation. See warranty for details.
 - Standard surge protection, 10KV/5KA, fail-to-on, meets enhanced surge protection based on ANSI 136.20-2013 3 part test.
 - Flush mounted house side shield. Shield cuts light off at 1 mounting height behind luminaire. Gray frame with black louvers.
 - Flush mounted cut-dee-see shield. Shield cuts light off at 1 mounting height behind luminaire and 2 times the mounting height on either side of luminaire. Gray frame with black louvers.
 - Flush mounted front side shield cuts light off at approximately 15x mounting height in front of luminaire (street side). Gray frame with black louvers.
 - Specify Color (GY, DB, BK). Refer to latest web site for specific mounting details and drawings at <https://leotek.com/lighting-library/>
 - Specify MV (120-277V) or HV (347-480V).

- #### Accessories⁶
- HSSGCP⁷ House Side Shield, Snap-On*
 - CSNGCP⁸ Cut-De-See Side Shield, Snap-On*
 - FSNGCP⁹ Front Side Shield, Snap-On*
 - SPB¹⁰ Square Pole Horizontal Arm Bracket
 - RPB¹¹ Round Pole Horizontal Arm Bracket
 - PTB¹² Pole Top Tenon Horizontal Arm Bracket
 - PTB2¹³ Pole Top Tenon Horizontal Arm Bracket (2 @ 180°)
 - WB¹⁴ Wall Horizontal Arm Bracket
 - BSK¹⁵ Bird Deterrent Spider Kit
 - LUPC¹⁶ Long Life Twist Lock Photocontrol
 - SC¹⁷ Twist Lock Shorting Cap
- * Unless specified for field installation, Shields and Shorting Caps are shipped installed. All other options are shipped separately.



GreenCobra™ Jr. LED Streetlight GCJ J-Series Specification Data Sheet

Performance Data: 3000K (30K)

All data nominal. IES files for all CCTs available at leotek.com.

Product	LED Code	Output Code	System Wattage (W)	Delivered Lumens (lm) ¹	Efficacy (lm/W)	Field Adjustable Output Range
GCJ1	30J	025	17	2533	149	↑
		040	27	4058	152	
		045	30	4560	152	
		050	34	5223	154	
		055	37	5550	150	
GCJ2	30J	065	44	6425	146	↑
		070	49	7062	145	
		075	54	7722	143	
		080	58	8236	142	
		090	64	8960	140	
GCJ3	30J	095	67	9380	140	↑
		105	70	10490	150	
		115	80	11637	145	
		125	87	12428	143	
		135	100	13730	137	
GCJ4	30J	135	100	13730	137	↑

- Notes:
- Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
 - Maximum LED drive current is 500mA.

Performance Data: 4000K (40K) and 5000K (50K)

All data nominal. IES files for all CCTs available at leotek.com.

Product	LED Code	Output Code	System Wattage (W)	Delivered Lumens (lm) ¹	Efficacy (lm/W)	Field Adjustable Output Range
GCJ1	30J	025	17	2669	157	↑
		045	27	4299	161	
		050	30	4830	161	
		055	34	5532	163	
		060	37	5883	159	
GCJ2	30J	070	44	6864	156	↑
		075	49	7256	149	
		080	54	7992	148	
		085	58	8468	146	
		090	64	9216	144	
GCJ3	30J	095	67	9648	144	↑
		110	70	10988	157	
		120	80	12207	153	
		130	87	13047	150	
		145	100	14399	144	

- Notes:
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1 PUBLIC LUMINAIRE DETAIL
SL2 NOT TO SCALE

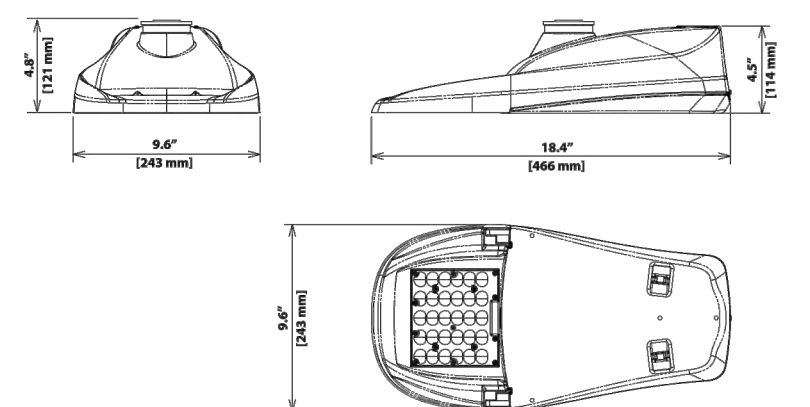


GreenCobra™ Jr. LED Streetlight GCJ J-Series Specification Data Sheet

Project: SORRENTO VILLAGE
Type:
Catalog No.:

Luminaire Data

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		075	54	7722	143	
		080	58	8236	142	
		090	64	8960	140	
GCJ3	30J	095	67	9380	140	↑
		105	70	10490	150	
		115	80	11637	145	
		125	87	12428	143	
		135	100	13730	137	
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- Notes:
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 - Maximum LED drive current is 500mA.

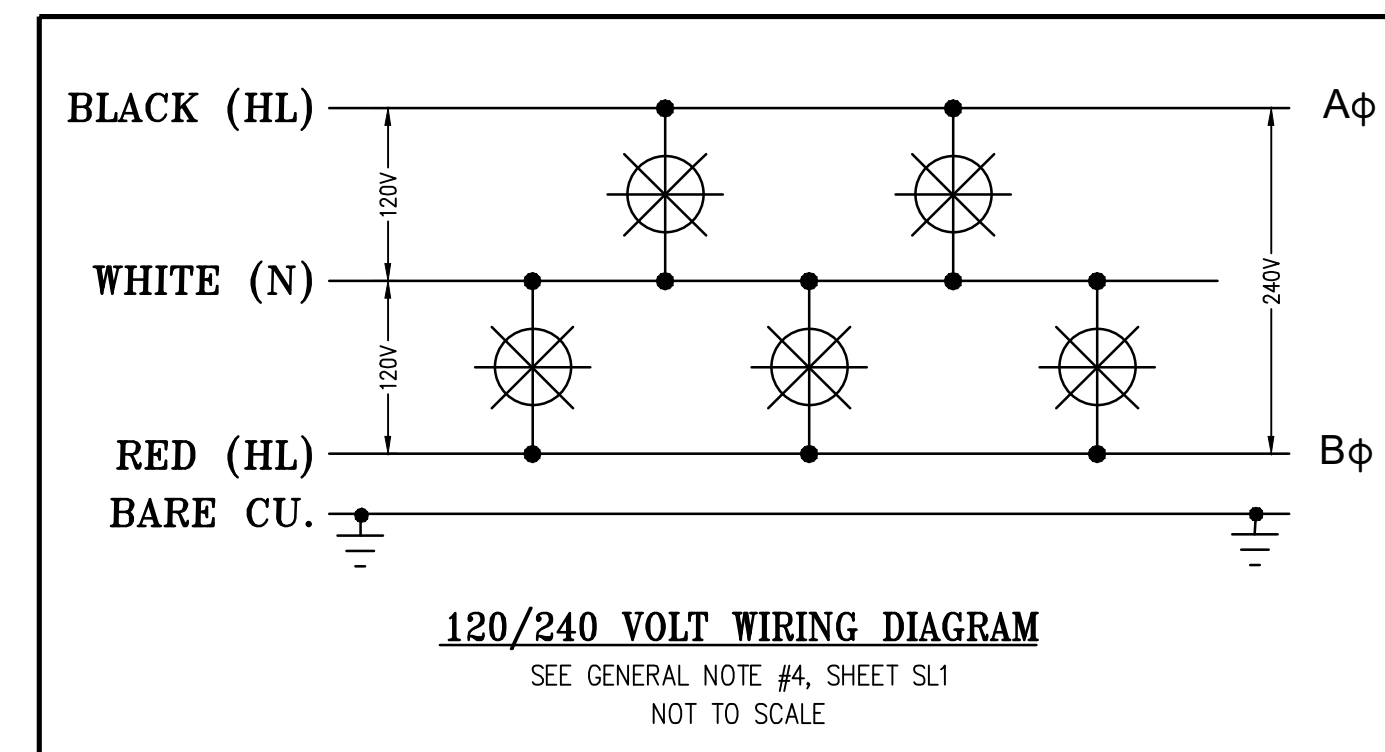
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2 PUBLIC LUMINAIRE DETAIL
SL2 NOT TO SCALE



VOLTAGE DROP CALCULATIONS

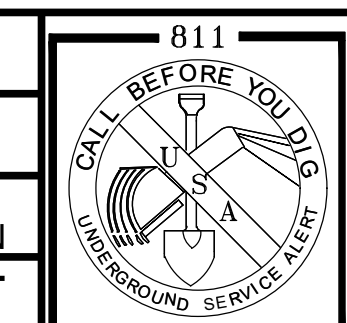
LOCATION	DISTANCE	LOAD		VOLTAGE 120/240	WIRE SIZE	% VOLTAGE DROP	CIRCUIT #
		WATT	VOLT/AMP				

STREET LIGHTING GENERAL NOTES AND DETAILS

LEGACY BUILDERS, INC
SORRENTO VILLAGE
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: April 2024	DATE LAST WORKED ON: 5/3/2024
SCALE: NOT TO SCALE	DRAWN: SM CHECKED: ML
JOB NO.: 224053	PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT	



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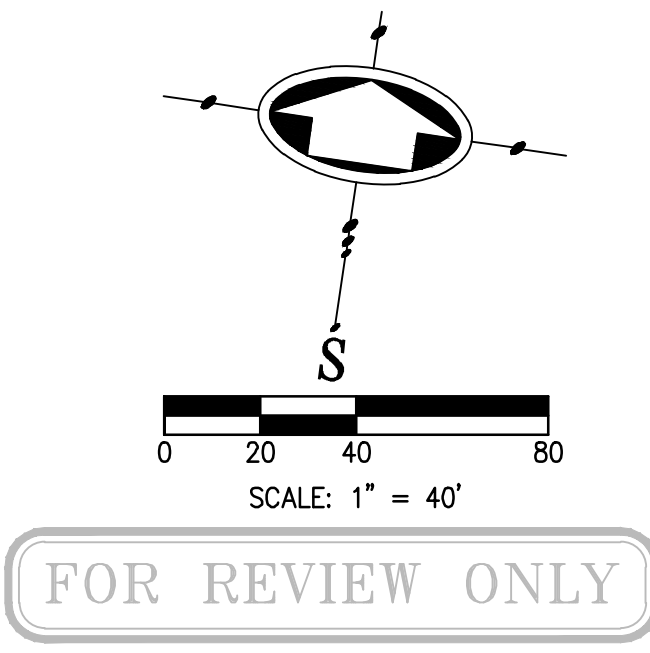
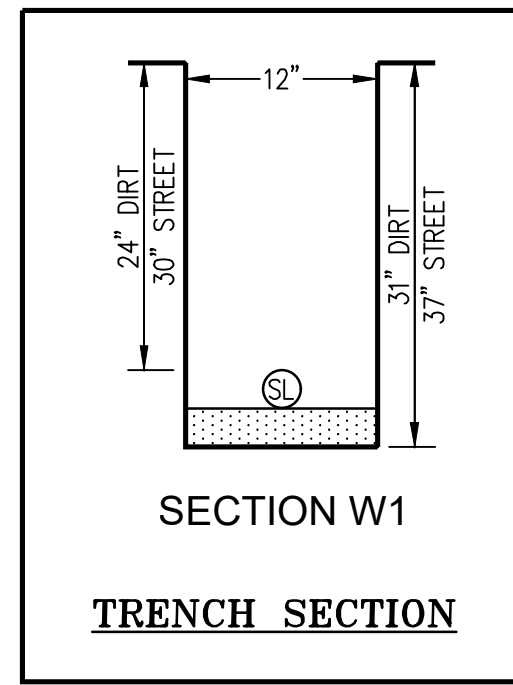
SHEET
SL2
SL5
OF SHEETS

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- M. E. P. Design
- Cost Analysis
- Due Diligence



FOR REVIEW ONLY



MATCH LINE SEE SHEET SL4

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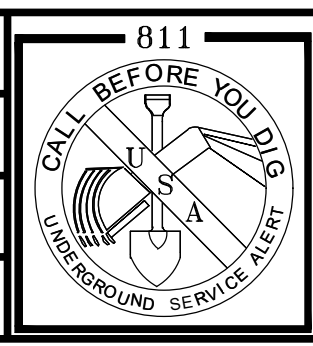


- Planning
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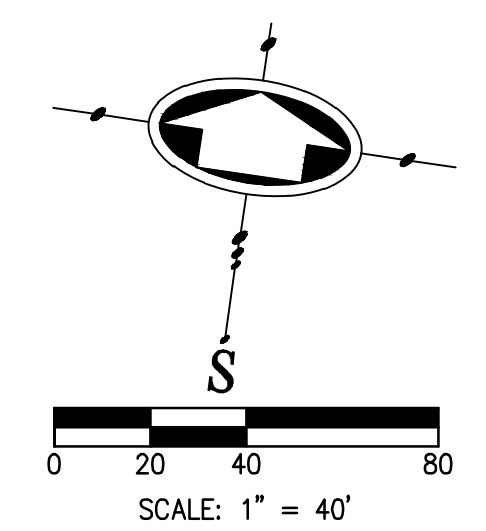
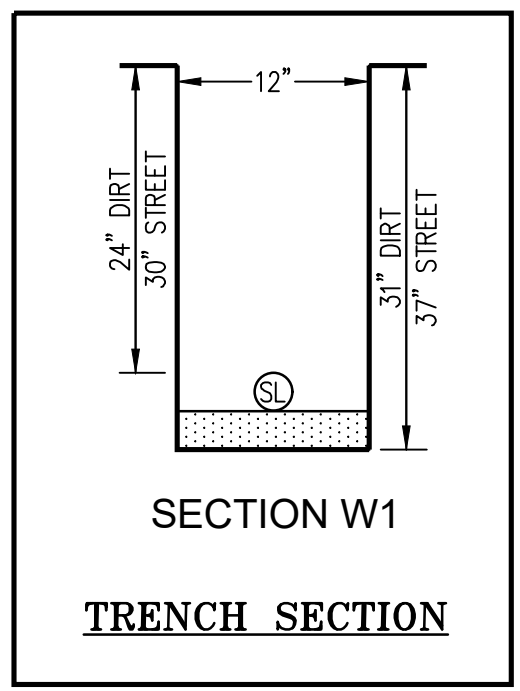
STREET LIGHTING SITE PLAN
LEGACY BUILDERS, INC
SORRENTO VILLAGE
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: April 2024	DATE LAST WORKED ON: 5/3/2024
SCALE: 1" = 20'	DRAWN: HA CHECKED: ML
JOB NO.: 224053	PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT	



SHEET
SL3
SL5
OF SHEETS



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MATCH LINE SEE SHEET SL3



MATCH LINE SEE SHEET SL5

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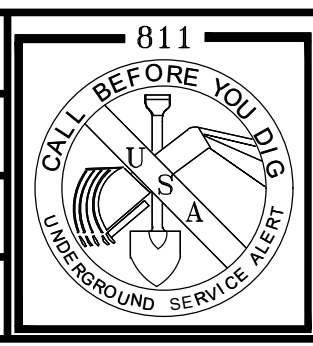


- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PGE Gas Design
- PGE Elec Design
- M. E. P. Design
- Cost Analysis
- Due Diligence

LEGACY BUILDERS, INC
SORRENTO VILLAGE
ANTIOCH CALIFORNIA

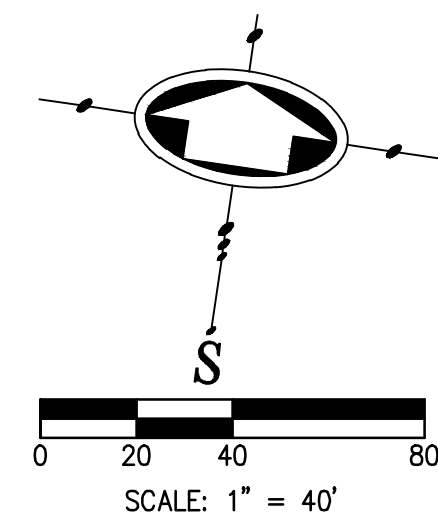
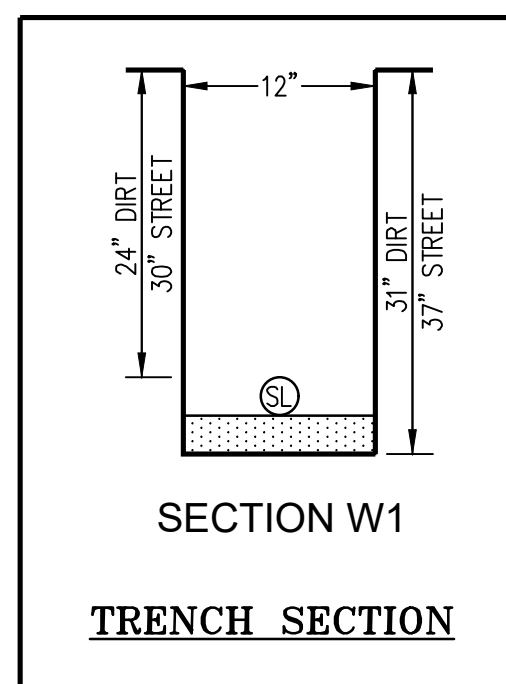
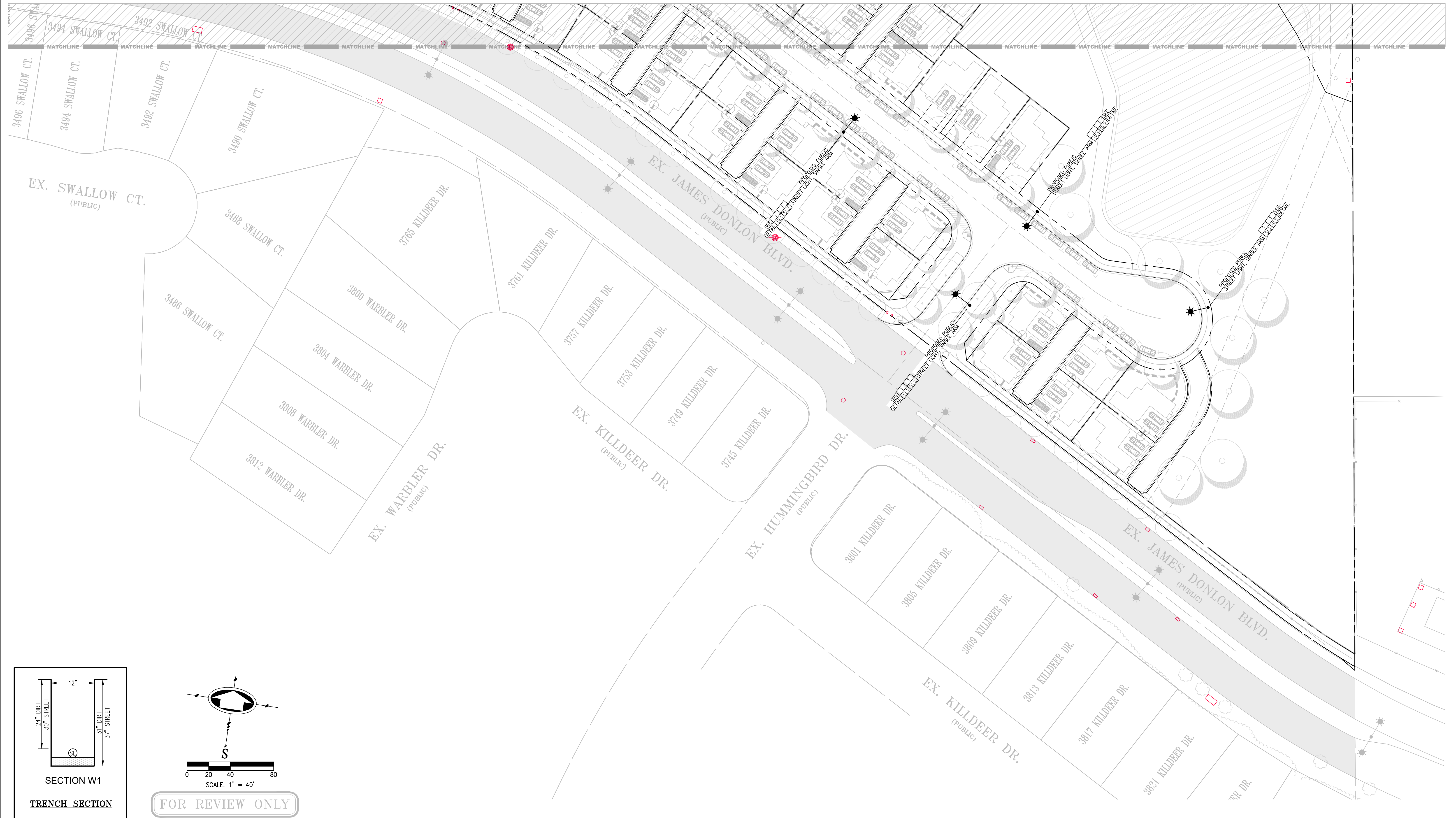
NO.	REVISIONS	BY	DATE

DATE: April 2024	DATE LAST WORKED ON: 5/3/2024
SCALE: 1" = 20'	DRAWN: HA CHECKED: ML
JOB NO.: 224053	PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT	



SHEET
SL4
OF
SL5
SHEETS

MATCH LINE SEE SHEET SL4



FOR REVIEW ONLY

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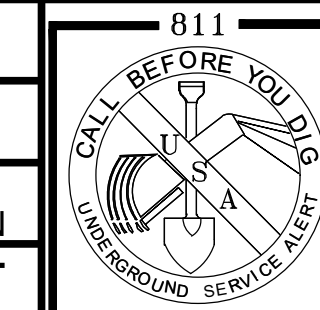
TARRAR
UTILITY CONSULTANTS

- Planning
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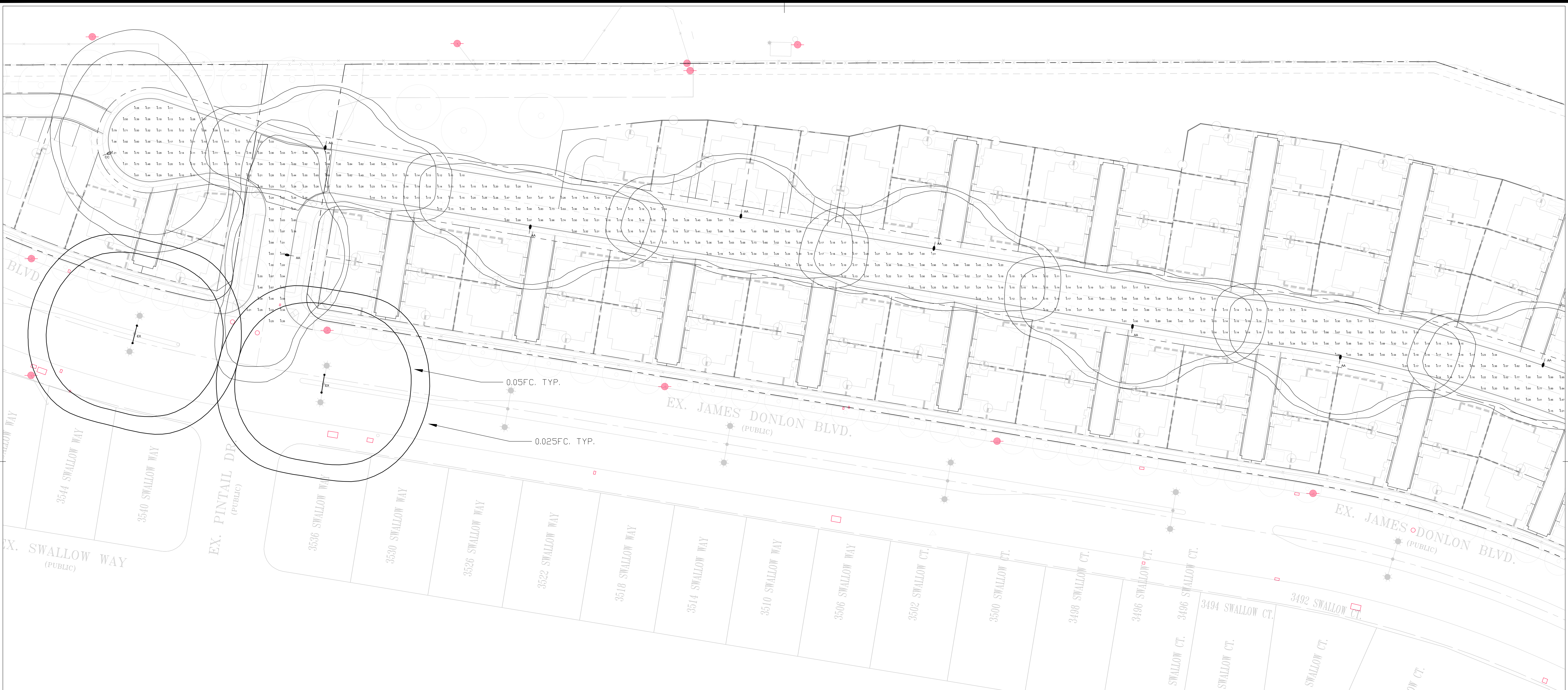
LEGACY BUILDERS, INC
SORRENTO VILLAGE
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SHEET
SL5
OF
SL5
SHEETS



Luminaire Schedule - LED
Project: SORRENTO VILLAGE - ANTIQCH

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
AA	13	AA	Single	0.900	4860	30	LEOTEK GCJ1-30J-MV-40K-2R-XX-050 S - 26.5' POLE + 6' ARM	GCJ1-30J-MV-40K-2R-XX-050 S.ies
CC	2	CC	Single	0.900	4830	30	LEOTEK GCJ1-30J-MV-40K-4-XX-050 S - 26.5' POLE + 6' ARM	GCJ1-30J-MV-40K-4-XX-050 S.ies

Calculation Summary
Project: SORRENTO VILLAGE - ANTIQCH

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AS SHOWN	Illuminance	Fc	0.37	1.21	0.07	5.29	17.29
INTERSECTION - EAST	Illuminance	Fc	0.51	1.07	0.17	3.00	6.29
INTERSECTION - WEST	Illuminance	Fc	0.48	1.06	0.18	2.67	5.89

Luminaire Schedule
Project: EXISTING

Symbol	Qty	Label	Arrangement	LLF	Description	Filename
EX	4	EX	Back-Back	0.316	EXISTING 80W (6000LLM) INDUCTION LAMP COBRAHEAD - 31' POLE + 8' ARM	NL-85200.IES



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

ALR Associated Lighting Representatives, Inc.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

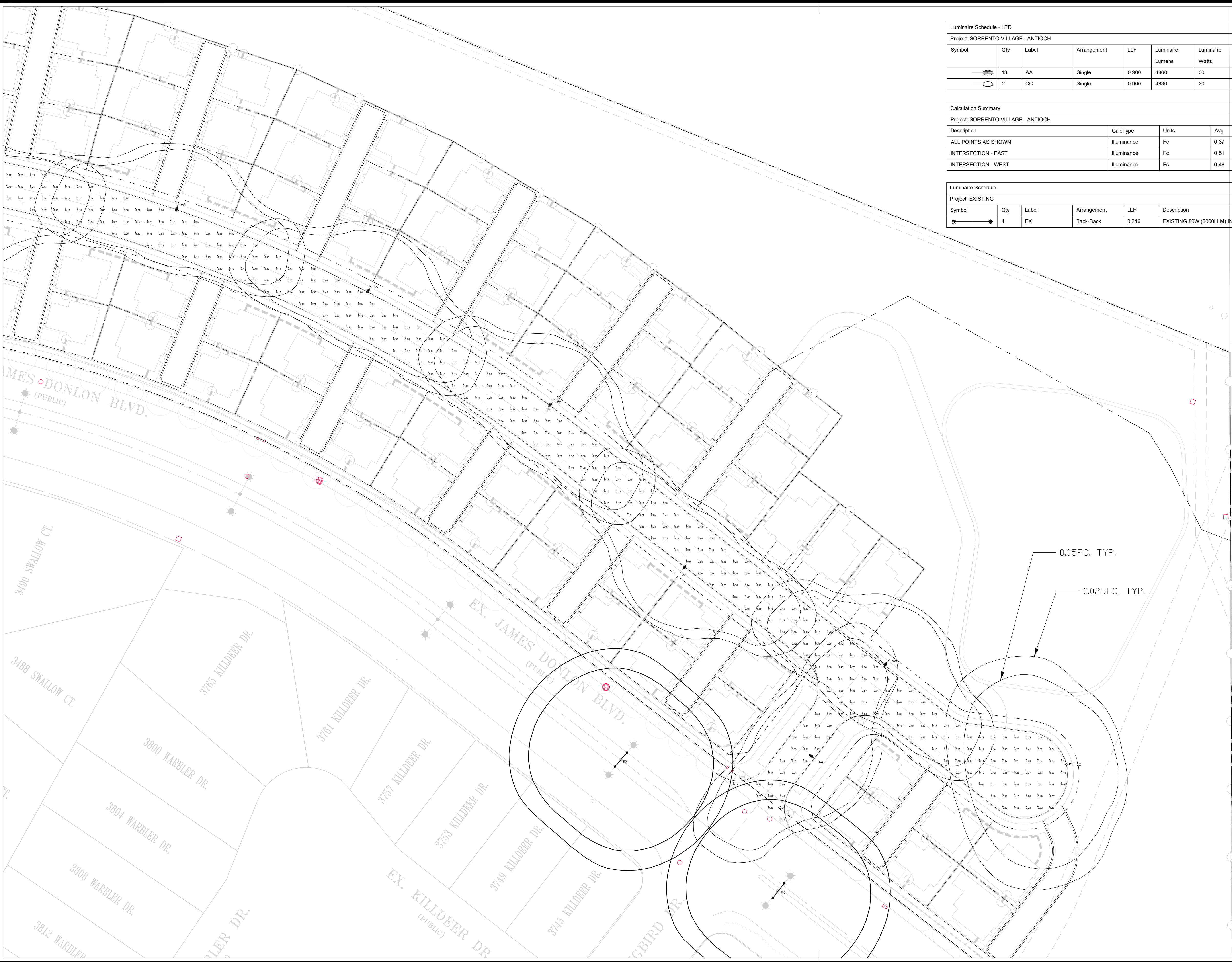


AGI32 VERSION 21.2
AGI (C) 2024 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
SORRENTO VILLAGE
CITY OF ANTIQCH

DRAWING NO. / INPUT FILE
22834REY-R1.DWG / 22834REY-R1.A32

SCALE 1" = 40'	SHEET 1 OF 2	DATE 04.29.2024	REV 1
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Luminaire Schedule - LED								
Project: SORRENTO VILLAGE - ANTIOCH								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
●	13	AA	Single	0.900	4860	30	LEOTEK GCJ1-30J-MV-40K-2R-XX-050 S - 26.5' POLE + 6' ARM	GCJ1-30J-MV-40K-2R-XX-050 S.ies
○	2	CC	Single	0.900	4830	30	LEOTEK GCJ1-30J-MV-40K-4-XX-050 S - 26.5' POLE + 6' ARM	GCJ1-30J-MV-40K-4-XX-050 S.ies

Calculation Summary							
Project: SORRENTO VILLAGE - ANTIOCH							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AS SHOWN	Illuminance	Fc	0.37	1.21	0.07	5.29	17.29
INTERSECTION - EAST	Illuminance	Fc	0.51	1.07	0.17	3.00	6.29
INTERSECTION - WEST	Illuminance	Fc	0.48	1.06	0.18	2.67	5.89

Luminaire Schedule							
Project: EXISTING							
Symbol	Qty	Label	Arrangement	LLF	Description	Filename	
★	4	EX	Back-Back	0.316	EXISTING 80W (6000LM) INDUCTION LAMP COBRAHEAD - 31' POLE + 8' ARM	NL-85200.IES	



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REPORT FOR: TARRAR UTILITY CONSULTANTS
 BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
 SALES REPRESENTATIVE: ALR; KRISTIAN REYES

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 ILLUMINATION ENGINEERING SOFTWARE
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 AGI (C) 2024 LIGHTING ANALYSTS, INC.
 10268 W. CENTENNIAL ROAD, SUITE 202
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PROJECT DESCRIPTION
SORRENTO VILLAGE
 CITY OF ANTIOCH

DRAWING NO. / INPUT FILE
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SCALE 1" = 40'	SHEET 2 OF 2	DATE 04.29.2024	REV 1
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