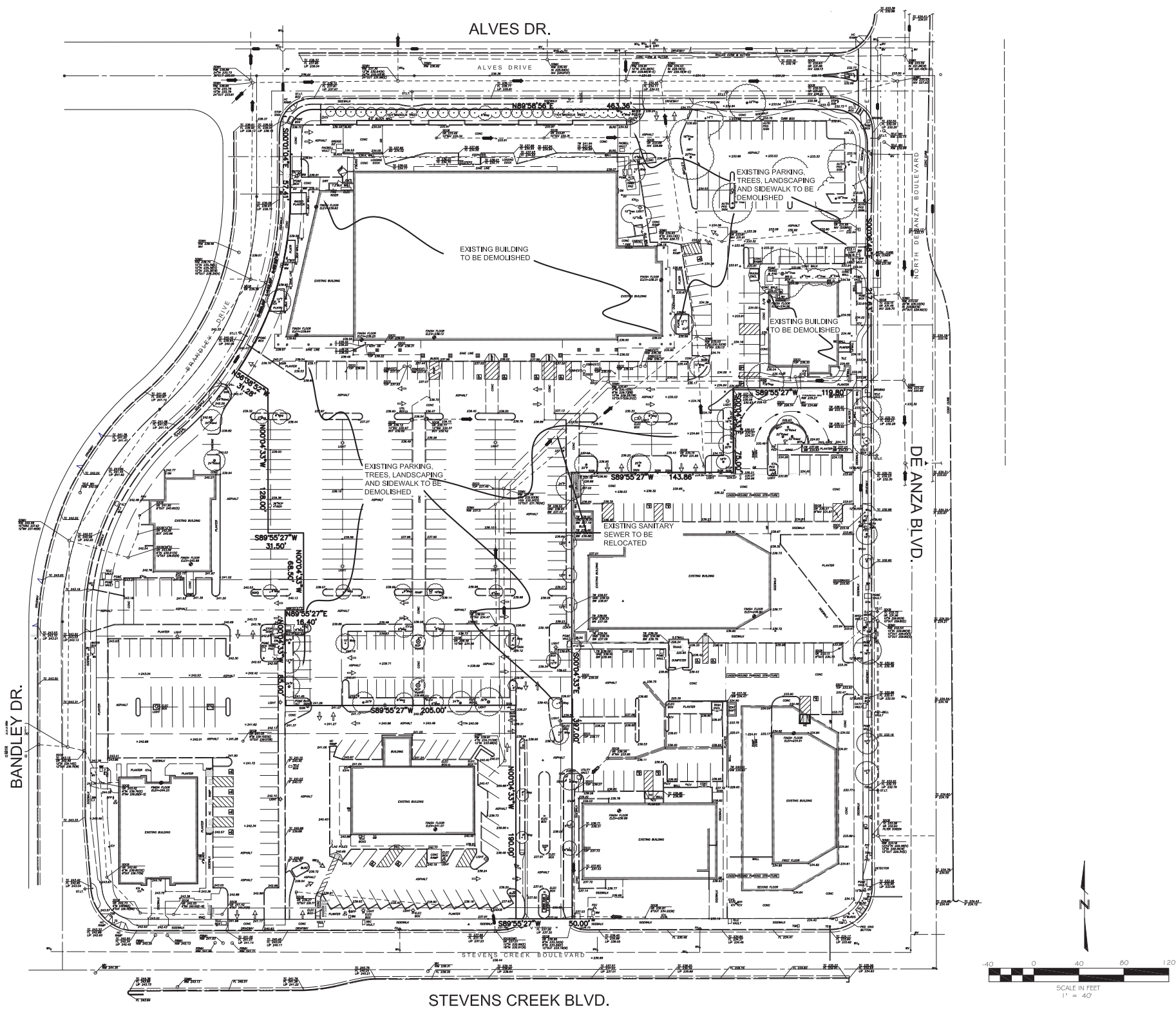


LEGEND

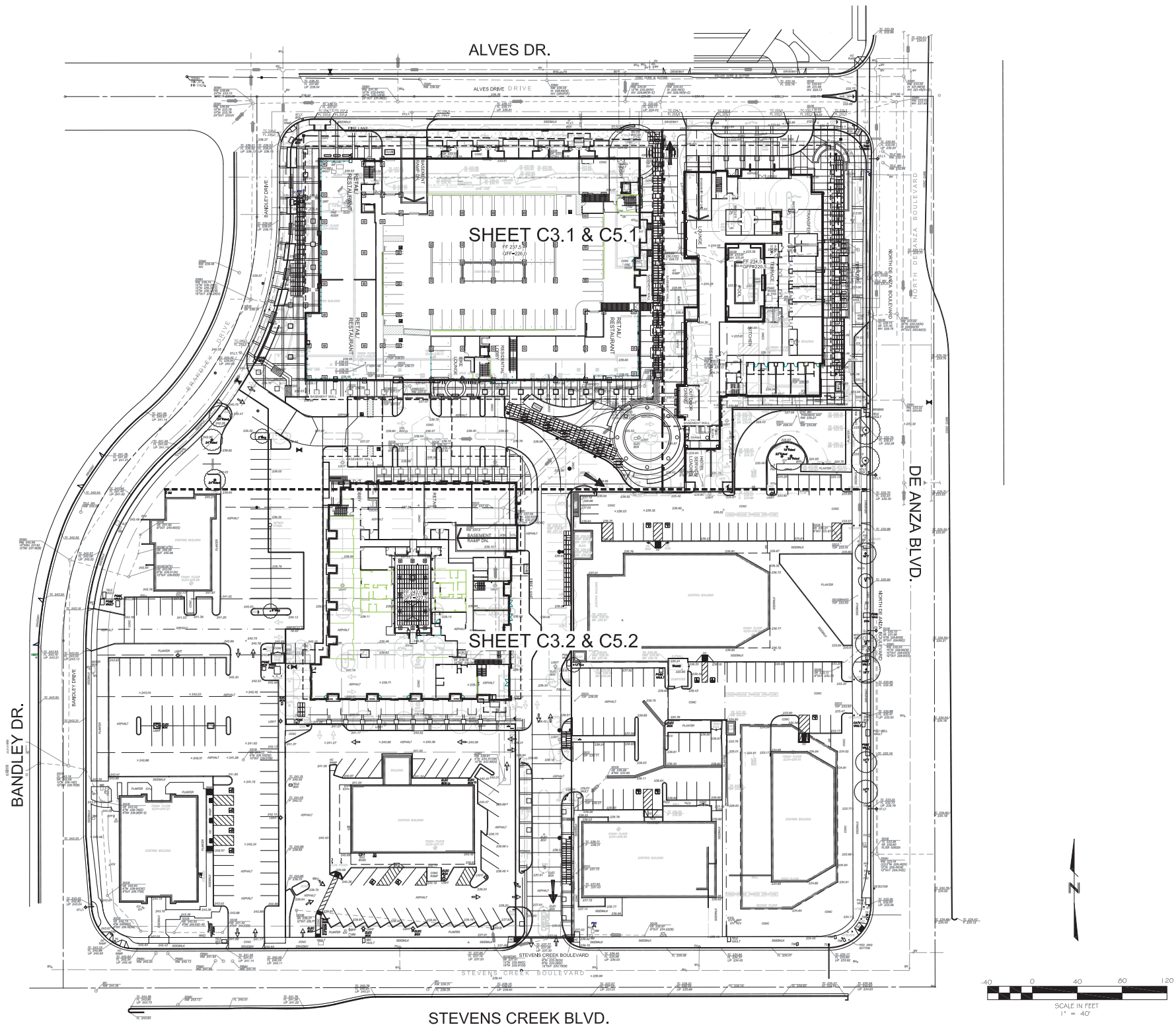
LAND USE AREAS		AREA (SF)	AREA (AC)	PERCENTAGE (%)
PROPOSED RESIDENTIAL/ COMMERCIAL BUILDING		88,320	2.03	39.6%
PROPOSED HOTEL BUILDING		25,468	0.59	11.5%
PROPOSED DRIVEWAY		28,209	0.65	12.7%
PROPOSED PARKING AREA		11,479	0.26	5.1%
PROPOSED COMMON AREA (INCLUDES WALKWAYS & LANDSCAPING)		69,379	1.59	31.1%
TOTAL AREAS(SF)		222,855	5.12 (Gross) 5.12 (Net)	100%



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EXISTING GROUND AND DEMOLITION PLAN



MARINA PLAZA

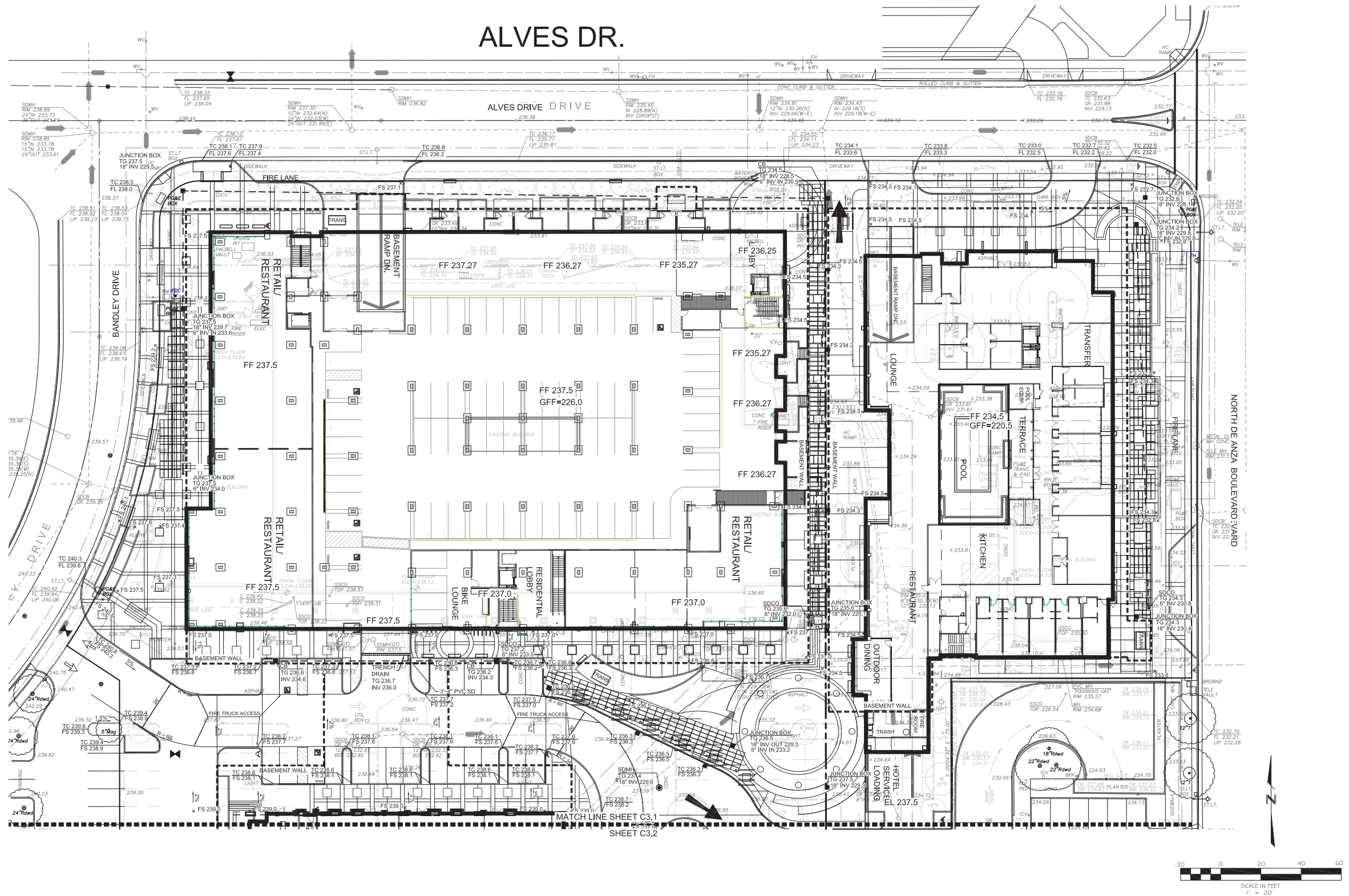
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

PRELIMINARY GRADING PLAN



JOB NO. 1250.001
DATE 01-21-16

C3.0



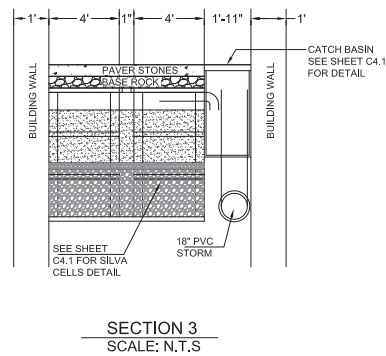
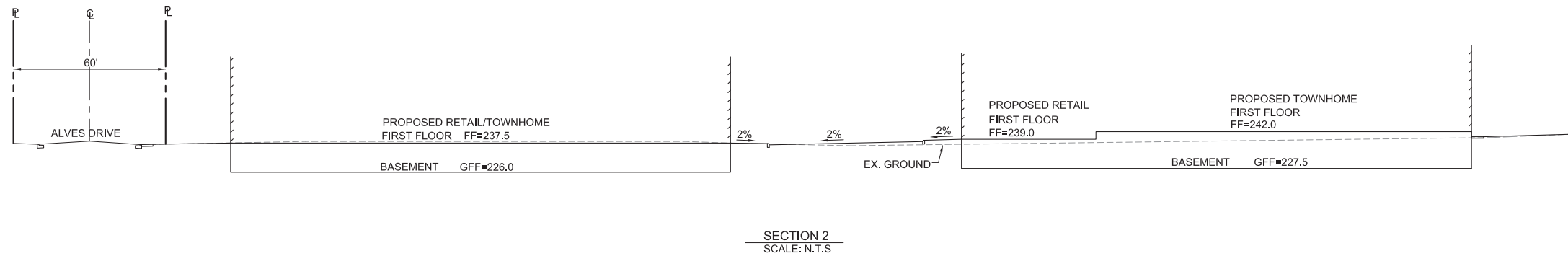
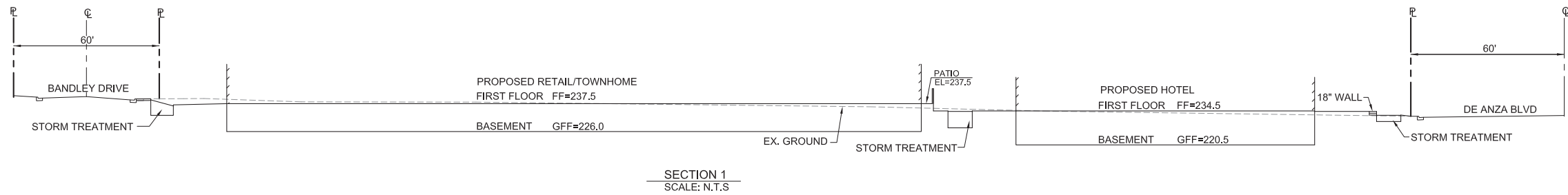
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De Anza Venture, LLC

PRELIMINARY GRADING PLAN



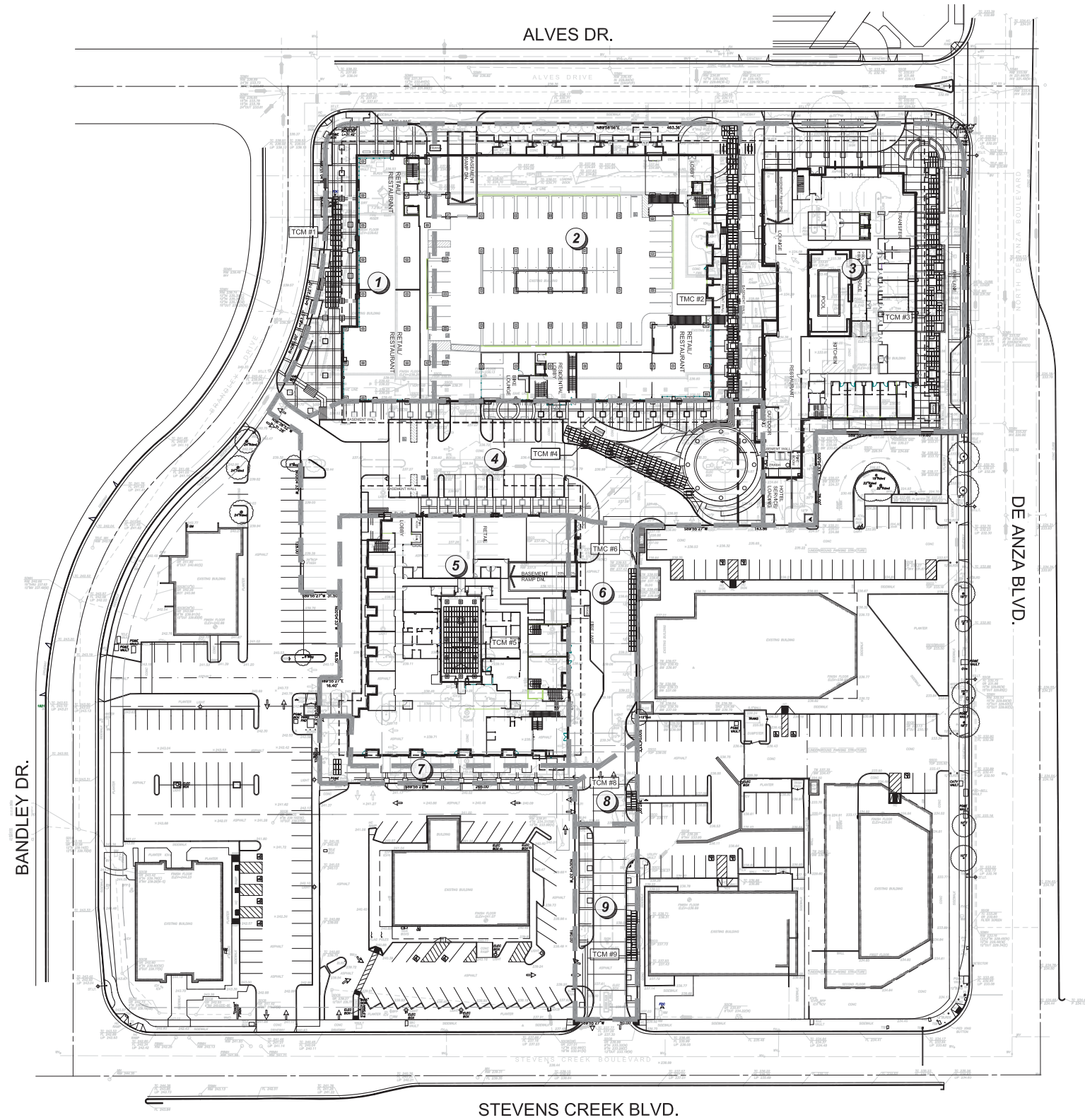
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DATE 01-21-16



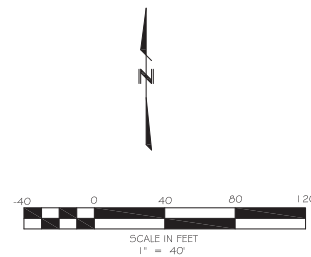
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PRELIMINARY CROSS-SECTION



LEGEND:	
(Symbol Size May Vary)	PROPOSED
Property Boundary	---
Bio-Treatment Cell	
Drainage Area Boundary	---
Drainage Area Designation	①
BIO-TREATMENT CELL #	1
TREATMENT CONTROL NUMBER	TCM 1



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STORMWATER CONTROL PLAN

SITE CONDITIONS	
SOIL TYPE	Clay Loam (D)
DEPTH TO GROUNDWATER	Greater than 100
100 YEAR FLOOD ELEV	Zone D - Areas In which flood hazards are undetermined, but possible
RECEIVING WATER BODY	Calabazas Creek
POLLUTANTS	Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides, Bacteria
POLLUTANT SOURCE AREAS	Roofs, Roads, Landscaping
SOURCE CONTROL MEASURES	Sweeping Roads, Landscape Maintenance, Irrigation Controls

Soil type and depth to groundwater are taken from the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook. The 100 year flood elevation was taken from the FEMA website.

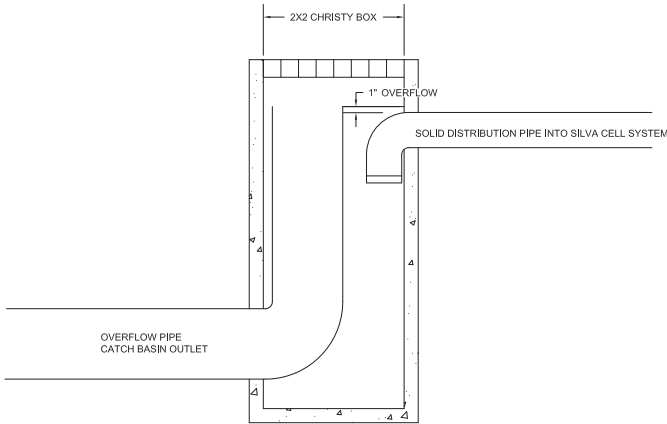
SUMMARY OF MAINTENANCE REQUIREMENTS

BIO-RETENTION AREAS OR "RAIN GARDENS", FUNCTION AS SOIL AND PLANT-BASED FILTRATION DEVICES THAT REMOVE POLLUTANTS THROUGH A VARIETY OF PHYSICAL, BIOLOGICAL, AND CHEMICAL TREATMENT PROCESS. PERCOLATION OF STORED WATER IN THE BIO-RETENTION AREA'S PLANTING SOIL WILL ENTER THE UNDERDRAIN, SO THAT THE BIO-RETENTION AREA EMPTIES OVER TWO DAYS.

TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

1. REMOVE OBSTRUCTIONS, DEBRIS AND TRASH FROM BIO-RETENTION AREA AND DISPOSE OF PROPERLY.
2. INSPECT BIO-RETENTION AREA TO ENSURE THAT IT DRAINS BETWEEN STORMS AND WITHIN FIVE DAYS AFTER RAINFALL.
3. INSPECT INLETS FOR CHANNELS, SOIL EXPOSURE OR OTHER EVIDENCE OF EROSION. CLEAR OBSTRUCTIONS AND REMOVE SEDIMENTS.
4. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.
5. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP BIO-RETENTION AREA NEAT AND ORDERLY IN APPEARANCE.

BIO-TREATMENT MAINTENANCE SCHEDULE	
ACTIVITY	SCHEDULE
RE-MULCH VOID AREAS	AS NEEDED
TREAT DISEASED TREES AND SHRUBS	AS NEEDED
WATER PLANTS DAILY FOR TWO WEEKS	AT PROJECT COMPLETION
INSPECT SOIL AND REPAIR ERODED AREAS	MONTHLY
REMOVE LITTER AND DEBRIS	MONTHLY
REMOVE AND REPLACE DEAD AND DISEASED VEGETATION	TWICE PER YEAR
ADD ADDITIONAL MULCH	ONCE PER YEAR
REPLACE TREE STAKES AND WIRE	ONCE PER YEAR



CATCH BASIN DETAIL

N.T.S.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Project Phase Number: (N/A, 1, 2, 3, etc.)			
Total Site (acres):	5.12	Total Area of Site Disturbed (acres):	5.12
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced ¹	New ²
Road Area(s)	49,139	111,328	2,461
Parking	120,567	11,479	
Hardscape, Sidewalks, Patios, Paths, etc.	8,345	56,366	3,623
Driveway	33,732	25,693	2,516
Streets (public)			
Streets (private)			
Total Impervious Surfaces	209,783	204,866	8,600
Pervious Surfaces			
Landscaped Areas	13,072	4,472	4,917
Pervious Paving			
Other Pervious Surfaces (green roof, etc.)			
Total Pervious Surfaces	13,072	4,472	4,917
Total Proposed Replaced + New Impervious Surfaces		213,466	
Total Proposed Replaced + New Pervious Surfaces		9,389	

¹Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area.

Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to

²Footnotes:

¹Proposed Replaced Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing impervious surface.

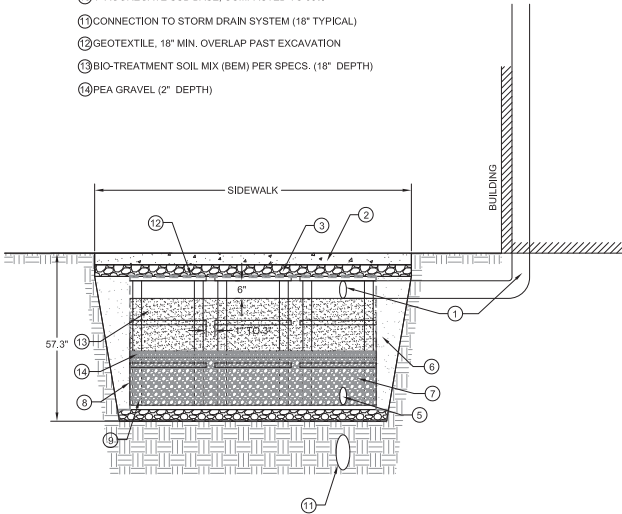
²Proposed New Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing pervious surface.

TREATMENT CONTROL SUMMARY TABLE								
AREA	TCM#	TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TREE CREDITS (SF)	REVISED IMPERVIOUS AREA (SF)	BIO-TREATMENT REQUIRED REVISED IMPERVIOUS AREA x 0.04 (SF)	BIO-TREATMENT PROVIDED (SF)
①	1	BIO-TREATMENT	21,669	21,092	2,200	18,892	756	759
②	2	BIO-TREATMENT	54,612	51,716	3,500	48,216	1,928	1,928
③	3	BIO-TREATMENT	47,269	43,485	2,600	40,885	1,635	1,650
④	4	BIO-TREATMENT	37,389	36,393	5,400	30,993	1,240	1,256
⑤	5	BIO-TREATMENT	37,129	37,129	1,700	35,429	1,417	1,471
⑥	6	BIO-TREATMENT	10,437	10,373	600	9,773	391	409
⑦	7	SELF-TREATMENT	4,041	3,129	1,900	1,229	50	76
⑧	8	BIO-TREATMENT	2,500	2,484	200	2,284	91	91
⑨	9	BIO-TREATMENT	7,809	7,665	900	6,765	271	277

NOTES:

1. BIO-TREATMENT SOIL SHALL CONSIST OF A MIXTURE OF SAND (60-70%), COMPOST (30-40%) WITH A MINIMUM INFILTRATION RATE OF 5" PER HOUR AND ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS. (REFER TO APPENDIX C OF C3 HANDBOOK)
2. SANDY LOAM SHALL CONSIST OF NATIVE SOILS AMENDED SO THAT 5% OR LESS PASSES THROUGH A #200 SIEVE.

- ① RAINWATER LEADER
- ② 4" CONCRETE
- ③ 4" AGGREGATE BASE COURSE
- ④ 1" OPENING
- ⑤ 6" PVC SUBDRAIN
- ⑥ BACKFILL, INSTALL 8" LIFTS, WITHIN 4"-6" FROM TOP OF DECKS, COMPACTED TO 95%
- ⑦ 12" MIN OF CLASS II PERMEABLE ROCK PER CALTRANS SPECS.
- ⑧ GEOGRID, 1/2" 6" MIN BELOW BACKFILL AT BASE. OVERLAP 12" MIN. AT TOP OF CELLS
- ⑨ SILVA CELLS
- ⑩ 4" AGGREGATE SUB BASE, COMPACTED TO 95%
- ⑪ CONNECTION TO STORM DRAIN SYSTEM (18" TYPICAL)
- ⑫ GEOTEXTILE, 18" MIN. OVERLAP PAST EXCAVATION
- ⑬ BIO-TREATMENT SOIL MIX (BEM) PER SPECS. (18" DEPTH)
- ⑭ PEA GRAVEL (2" DEPTH)



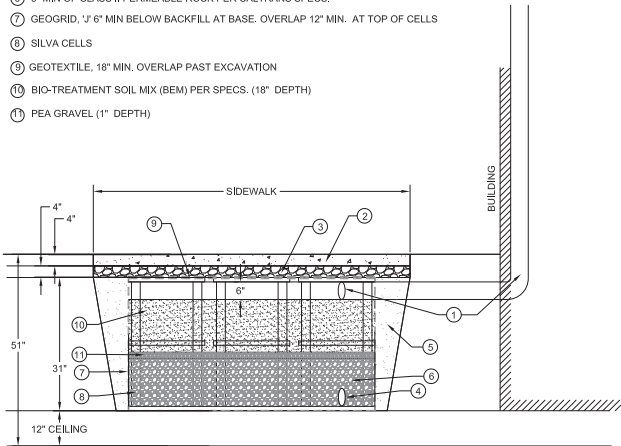
SILVA CELL DETAIL (TMC#1,2,3,4,6,8 & 9)

N.T.S.

NOTES:

1. BIO-TREATMENT SOIL SHALL CONSIST OF A MIXTURE OF SAND (60-70%), COMPOST (30-40%) WITH A MINIMUM INFILTRATION RATE OF 5" PER HOUR AND ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS. (REFER TO APPENDIX C OF C3 HANDBOOK)
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- ⑤ BACKFILL, INSTALL 8" LIFTS, WITHIN 4"-6" FROM TOP OF DECKS, COMPACTED TO 95%
- ⑥ 6" MIN OF CLASS II PERMEABLE ROCK PER CALTRANS SPECS.
- ⑦ GEOGRID, 1/2" 6" MIN BELOW BACKFILL AT BASE. OVERLAP 12" MIN. AT TOP OF CELLS
- ⑧ SILVA CELLS
- ⑨ GEOTEXTILE, 18" MIN. OVERLAP PAST EXCAVATION
- ⑩ BIO-TREATMENT SOIL MIX (BEM) PER SPECS. (18" DEPTH)
- ⑪ PEA GRAVEL (1" DEPTH)



SILVA CELL DETAIL (TMC# 5)

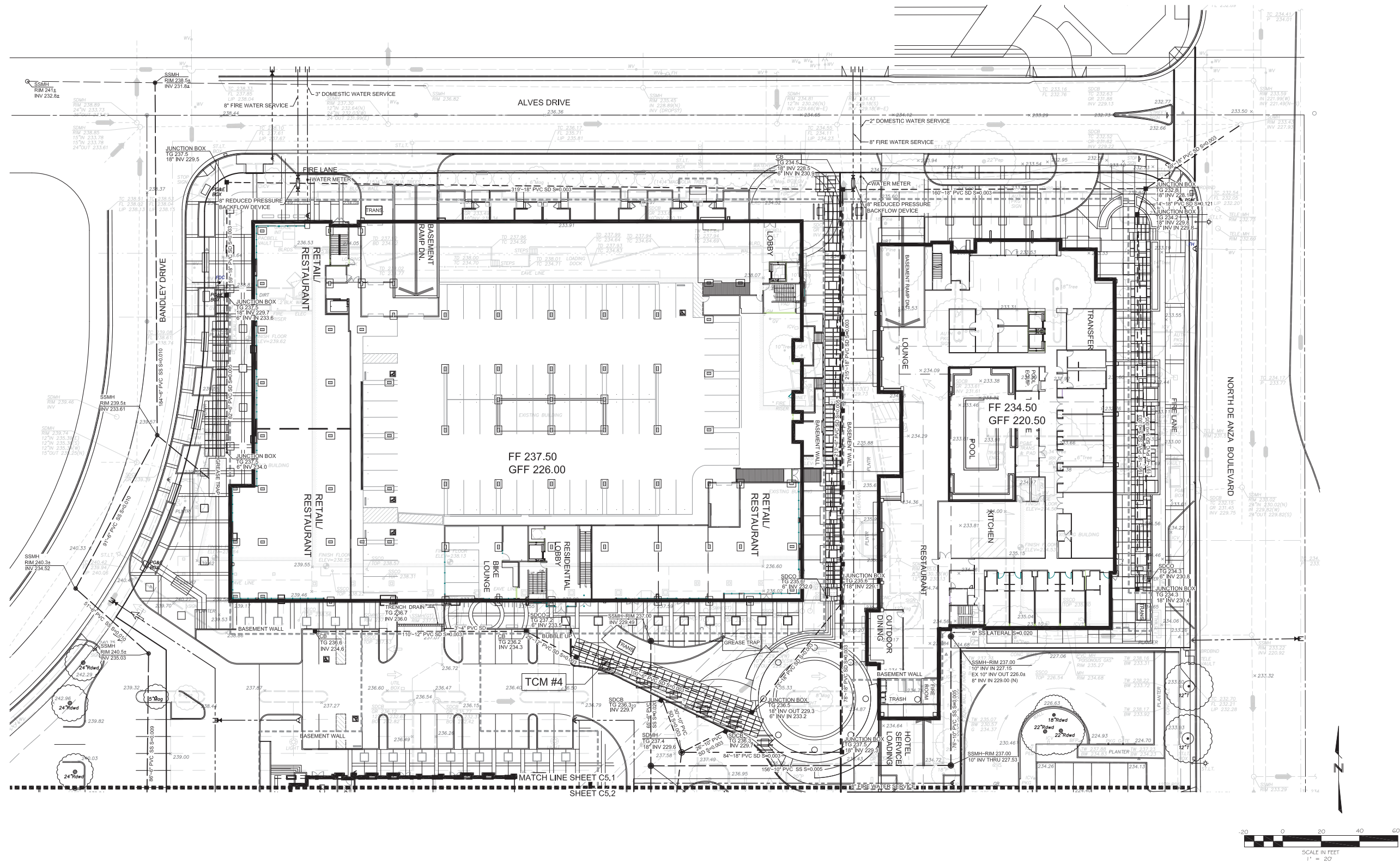
N.T.S.

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De Anza Venture, LLC

STORMWATER CONTROL DETAILS

NOTE:
① CONSTRUCT JUNCTION BOX OVER EXISTING 18" SD.
INSTALL SOLID COVER . TG= 235.02±, INV=229.5±



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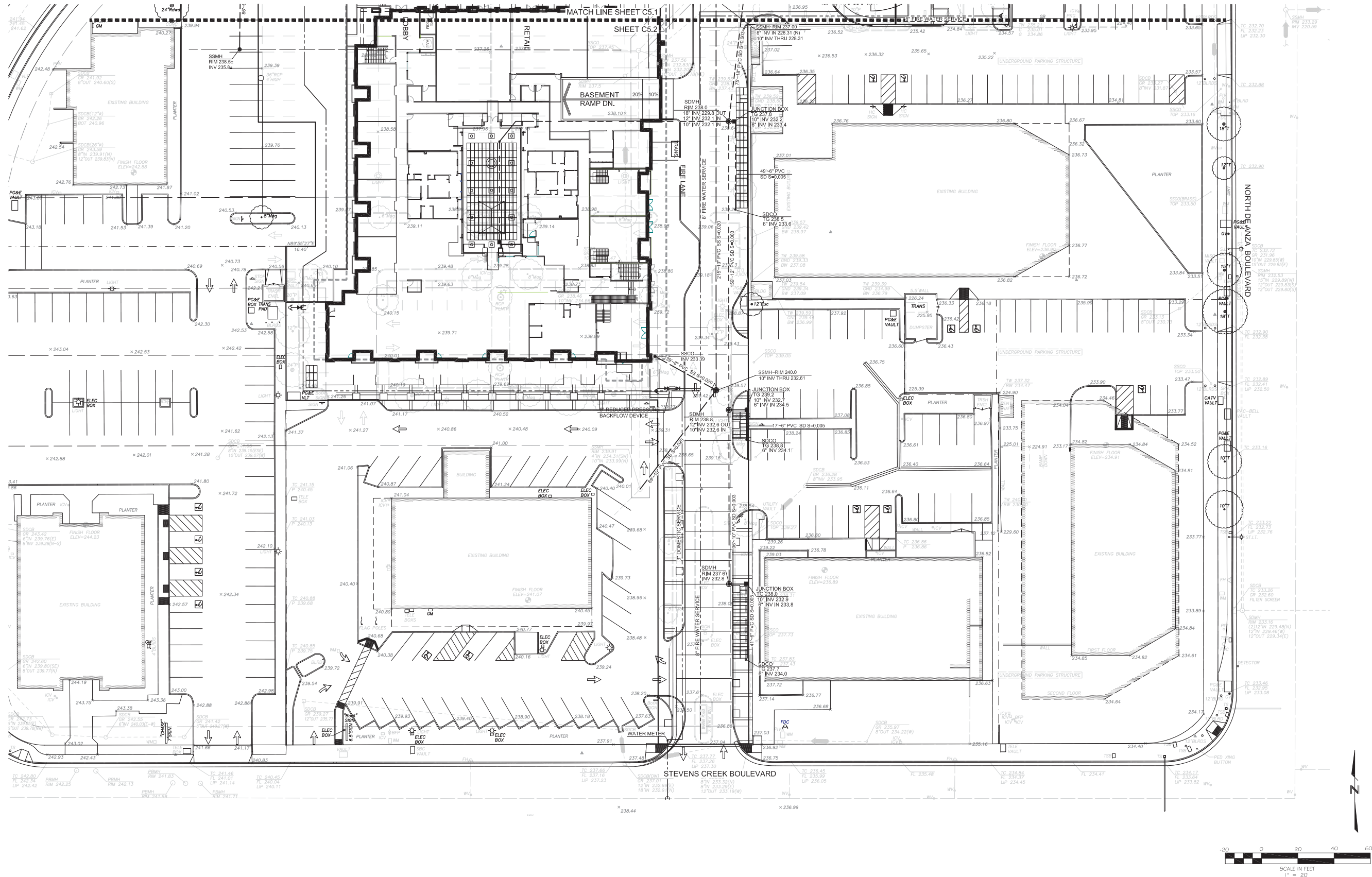
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UTILITY PLAN

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Planning | Engineering | Land Entitlement
www.ver-consultants.com

JOB NO. 1250.001
DATE 01-21-16

C5.1



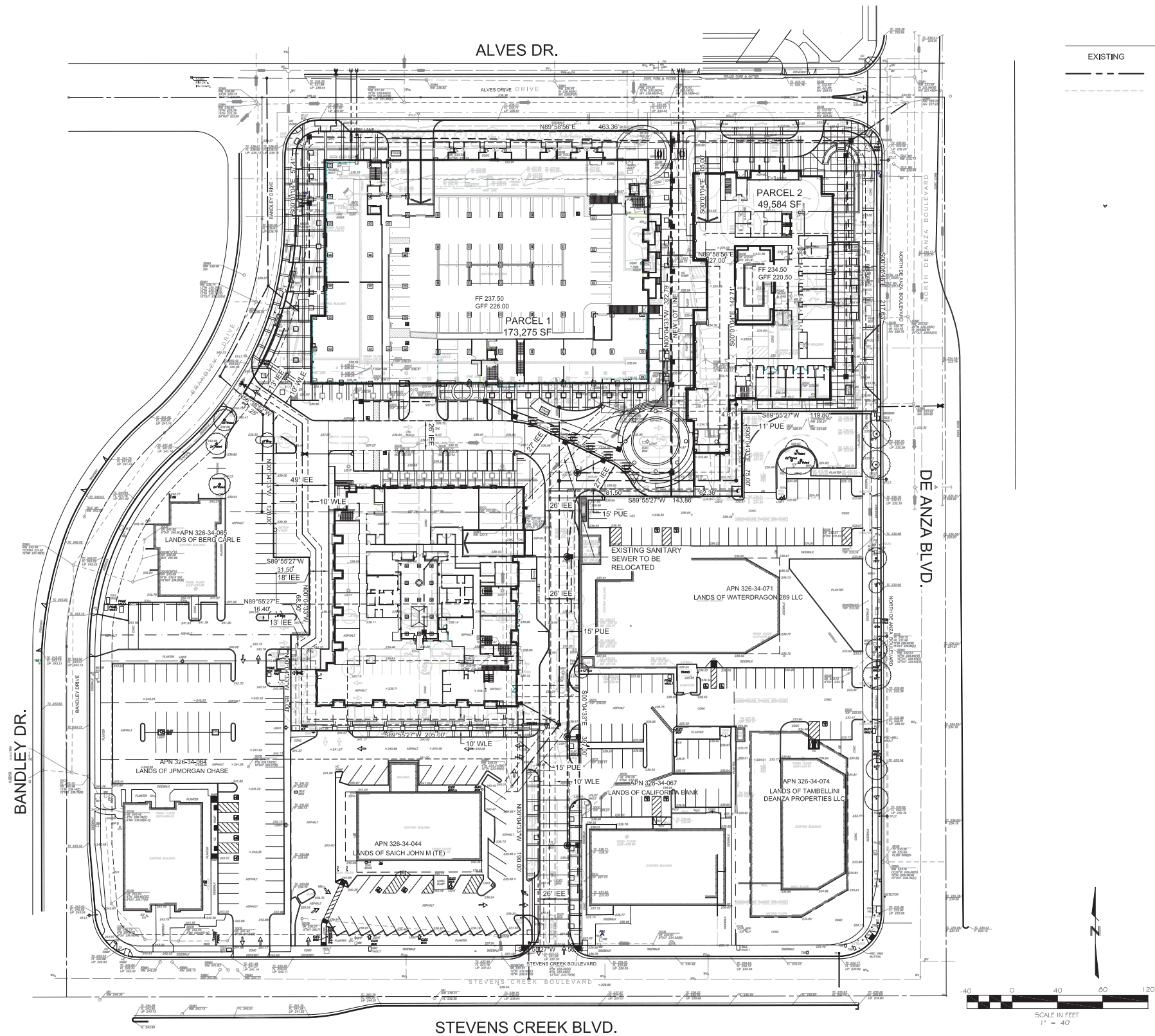
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UTILITY PLAN



JOB NO. 1250.001
DATE 01-21-16



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT
	WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	FIRE HYDRANT

CURVE DATA			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	163.07'	280.00'	33°22'10"
C2	31.42'	20.00'	90°00'00"
C3	47.07'	30.00'	89°54'16"

ABBREVIATION	
IEE	INGRESS & EGRESS EASEMENT
PUE	PRIVATE UTILITY EASEMENT
WLE	WATER LINE EASEMENT

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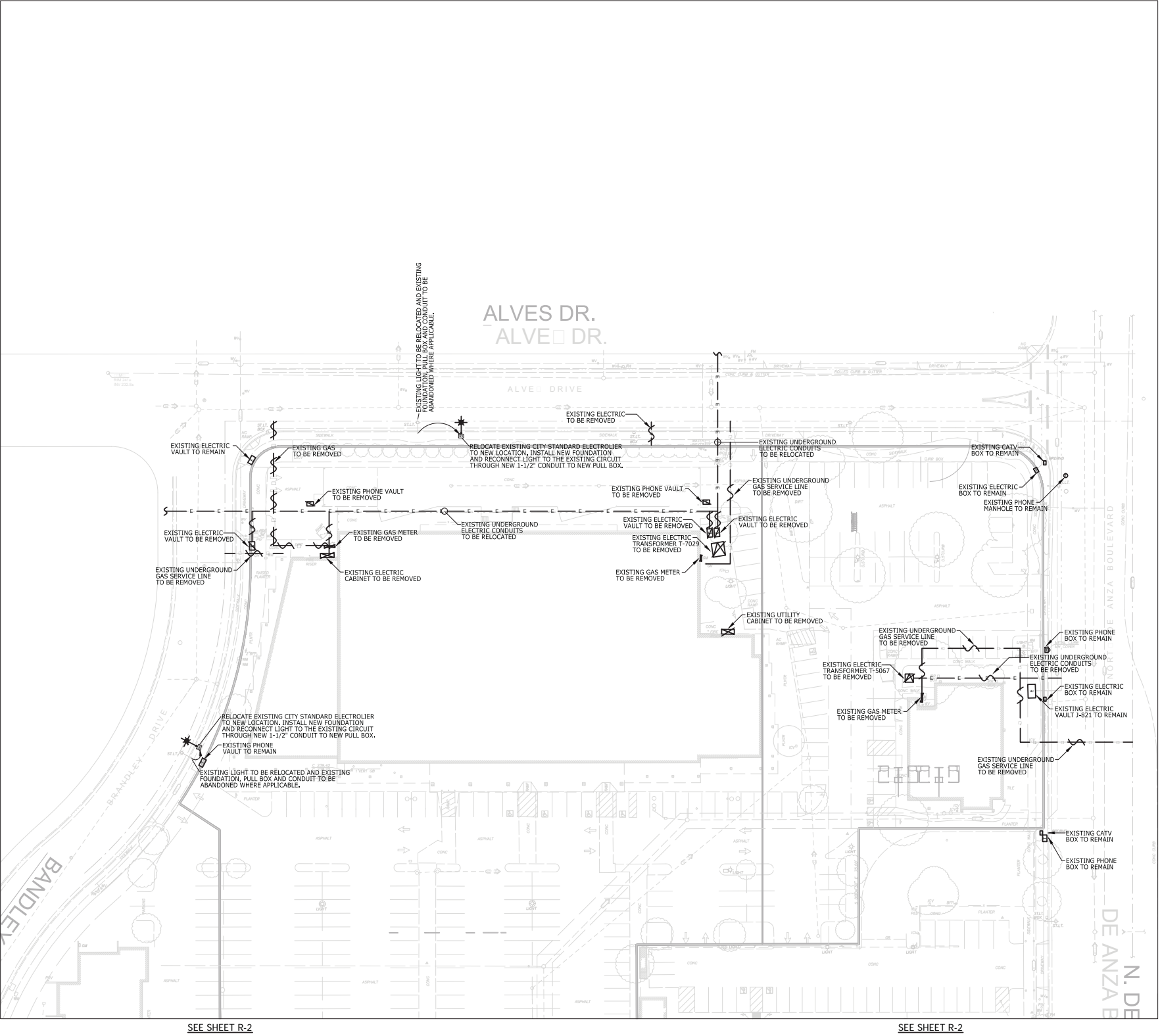
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TENTATIVE MAP



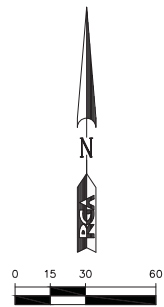
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DATE 01-21-16

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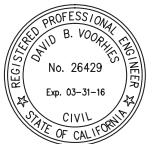
LEGEND:

- EXISTING ELECTRIC UNDERGROUND TO BE REMOVED
- EXISTING GAS SERVICE LINE TO BE REMOVED
- EXISTING ELECTRIC TRANSFORMER TO BE REMOVED
- EXISTING ELECTRIC VAULT TO BE REMOVED
- EXISTING PHONE VAULT TO BE REMOVED
- EXISTING GAS METER TO BE REMOVED
- EXISTING UTILITY CABINET TO BE REMOVED
- EXISTING ELECTRIC VAULT/BOX TO REMAIN
- EXISTING PHONE BOX TO REMAIN
- EXISTING CATV BOX TO REMAIN
- EXISTING UTILITY VAULT TO REMAIN



SHEET INDEX

- R-1 REMOVAL PLAN
- R-2 REMOVAL PLAN



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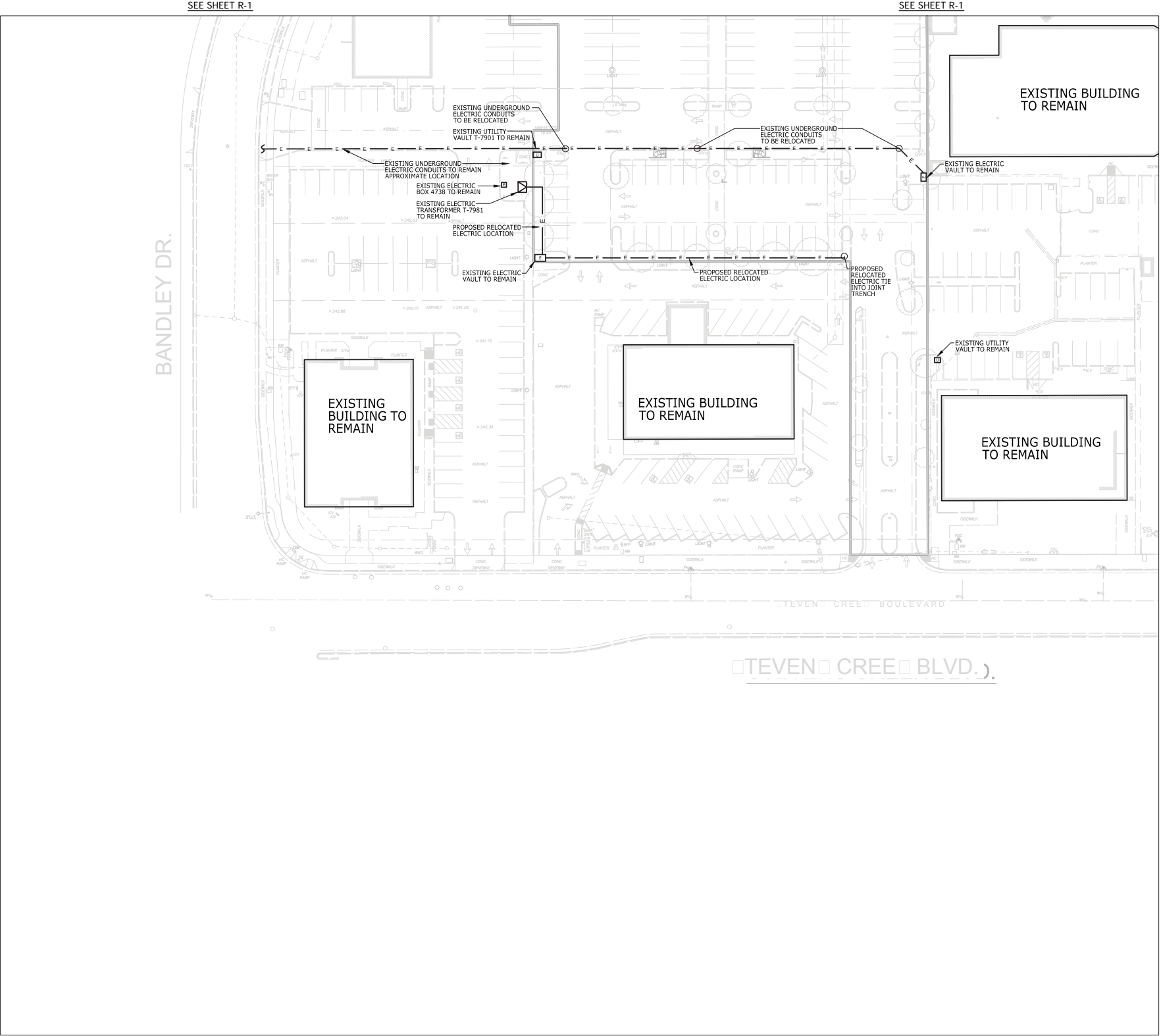
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De Anza Venture, LLC

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DATE 01-21-16



6400 Villa e Parwa Suite 204
Du lin, CA 94568
925-556-9860

R-1



LEGEND:

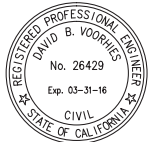
- E — E — EXISTING ELECTRIC UNDERGROUND TO BE REMOVED
- G — G — EXISTING GAS SERVICE LINE TO BE REMOVED
- ⊠ EXISTING ELECTRIC TRANSFORMER TO BE REMOVED
- ⊠ EXISTING ELECTRIC VAULT TO BE REMOVED
- ⊠ EXISTING PHONE VAULT TO BE REMOVED
- ⊠ EXISTING GAS METER TO BE REMOVED
- ⊠ EXISTING UTILITY CABINET TO BE REMOVED
- ⊠ EXISTING ELECTRIC VAULT/BOX TO REMAIN
- ⊠ EXISTING PHONE BOX TO REMAIN
- ⊠ EXISTING CATV BOX TO REMAIN
- ⊠ EXISTING UTILITY VAULT TO REMAIN

SHEET INDEX

R-1	REMOVAL PLAN
R-2	REMOVAL PLAN

0 15 30 60

North Arrow



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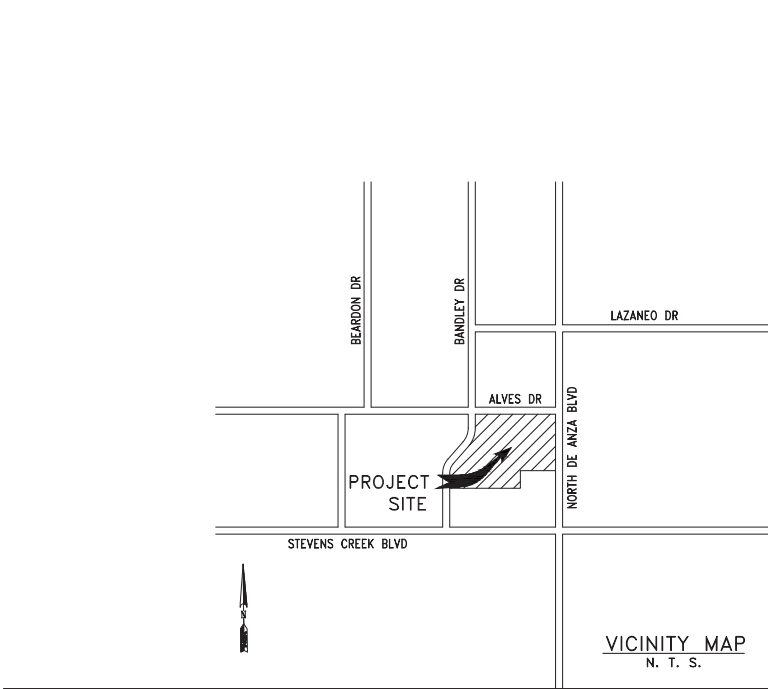
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De Anza Venture, LLC

JOB NO. 1250.001
DATE 01-21-16

6400 Villa e Parwa Suite 204
Durham, NC 27703
919-286-8800

R-2





WORK RESPONSIBILITY JOINT TRENCH

TRENCHING	PG&E ELECTRIC
EXCAVATE & BACKFILL	PG&E GAS
GAS MATERIAL	PG&E TELEPHONE
SUPPLY & INSTALL	C.A.T.V.
*ELECTRIC CABLE	CONTRACTOR
ELECTRIC CONDUIT	
SUPPLY & INSTALL	
ELECTRIC BOXES	
SUPPLY & INSTALL	
EXCAVATION	
ELECTRIC TRANSFORMER PADS	
SUPPLY & INSTALL	
EXCAVATION	
ELECTRIC SWITCHGEAR & TRANSFORMER	
SUPPLY & INSTALL	
TELEPHONE CONDUIT	
SUPPLY & INSTALL	
TELEPHONE CABLE	
SUPPLY & INSTALL	
TELEPHONE SPLICE BOXES	
SUPPLY & INSTALL	
EXCAVATION	
TELEPHONE S.A.I. PAD	
SUPPLY & INSTALL	
EXCAVATION	
C.A.T.V. CONDUIT	
SUPPLY & INSTALL	
C.A.T.V. SPLICE BOXES	
SUPPLY & INSTALL	
EXCAVATION	
DIRECTIONAL DRILL / JACK AND BORE	
SUPPLY & INSTALL CONDUIT	
EXCAVATION	

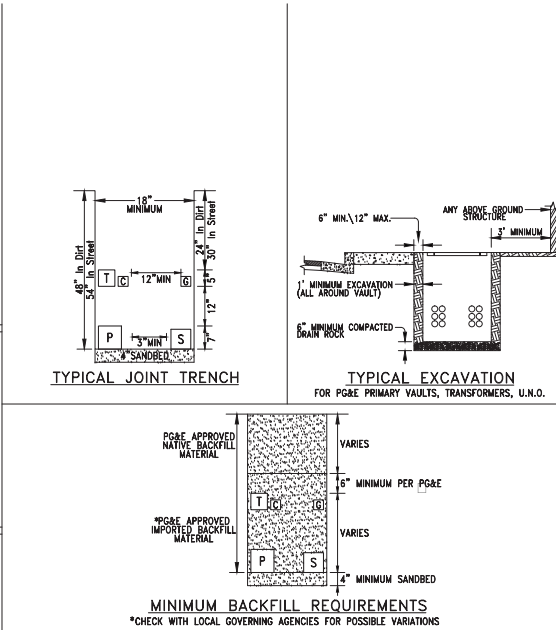
- SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.
- NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
- * PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	10-20-2015	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	8-31-2015	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	8-31-2015	PRELIMINARY
LIGHT LOCATIONS		

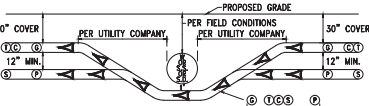
RG&A DESIGN is not responsible for any subsequent changes or revisions.

Other utilities shown are approximate and based on field survey and available utility information. It is the contractor's responsibility to verify the actual location and extent of utilities prior to the commencement of work. Physical verification of utility locations shall be performed by careful probing or hand digging in accordance with Article 6 of the CAL/OSHA construction safety orders.



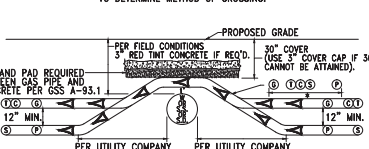
MINIMUM BACKFILL REQUIREMENTS

*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



JOINT TRENCH OVER WATER & S.S. & S.D.

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

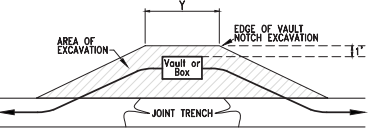


JOINT TRENCH OVER WATER & S.S. & S.D.

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

NOTE: MAXIMUM DEPTH ON PLASTIC PIPE TO BE 10'

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE BELOW DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



BOX EXCAVATION		
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	24"	36"
5"	36"	60"

NOTE:
315" MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300" MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350	0.25	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
400 TO 1000 CLASS	351-1,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
1.5M OR 3M ROTARY	601-2,400	2	APPROVED BY PG&E	40 X 36 X 4	52	VARIES
5M OR 7M ROTARY	1,401-3,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 15M ROTARY	3,001-7,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES
	7,001-16,000	APPROVED BY PG&E				

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ELECTRIC AND GAS SERVICE REQUIREMENTS GREENBOOK BY PG&E.

**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

± X ±
± GM

GENERAL NOTES:

1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321, 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGES" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH. E.G. IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD 55453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3" WITH A MINIMUM 1" OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3" HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1" OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3" SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
 - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT.
 - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER.
 - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1" OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
 - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
 - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
 - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
 - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
 - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
 - THE SIEVES AND SCREENS SHALL BE:
 - 1/2" SIEVE: 8" DIAMETER BY 2' DEEP, STAINLESS STEEL MESH SCREEN.
 - #4 SCREEN: 6" DIAMETER BY 2' DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
 - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
 - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CONCRETE, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
 - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 4" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADHESIVE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
 - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
 - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
- WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
- PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
- IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
- FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
- THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G. ROCKY SOILS, HARD PAN, ETC.).
- THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.

TRANSFORMER CLEARANCE REQUIREMENTS:

1. ABOVE ANY SINGLE PHASE TRANSFORMER LOCATION, MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER VAULT/PAD.
2. ABOVE ANY THREE PHASE TRANSFORMER LOCATION, MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THIS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION, ENSURE THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.

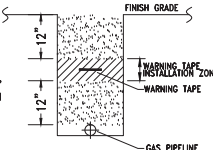


FIGURE 2
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION

PG&E PM#S:

ELECTRIC:

GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN
MUST BE APPROVED BY

PG&E GAS ADE

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD 55453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A #4 SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G. & E., FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RGA DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.A.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS, INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL, RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
 - A. INSTALL OWN AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
 - B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND, THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE TEMPORARY CAP OR PLUG.
 - C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPER'S ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

SIGNED _____
DATE _____

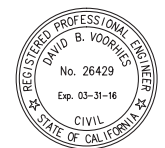
THANK YOU _____

UTILITY APPROVALS		
UTILITY	APPROVED BY	DATE
PG&E ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

FOR RGA USE ONLY
QA REVIEW

PHASE	INITIALS	DATE
INTENT		
COMPOSITE		
PRE-CON		

DEVELOPER:
MARINA FOODS / DEANZA VENTURES
10122 BANDLEY DR
CUPERTINO, CA 95014
CHRISTOPHER HUANG
650-492-0120



SHEET INDEX	
JT-1	JOINT TRENCH TITLE SHEET
JT-2,3	JOINT TRENCH INTENT

MARINA PLAZA

10145 DEANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

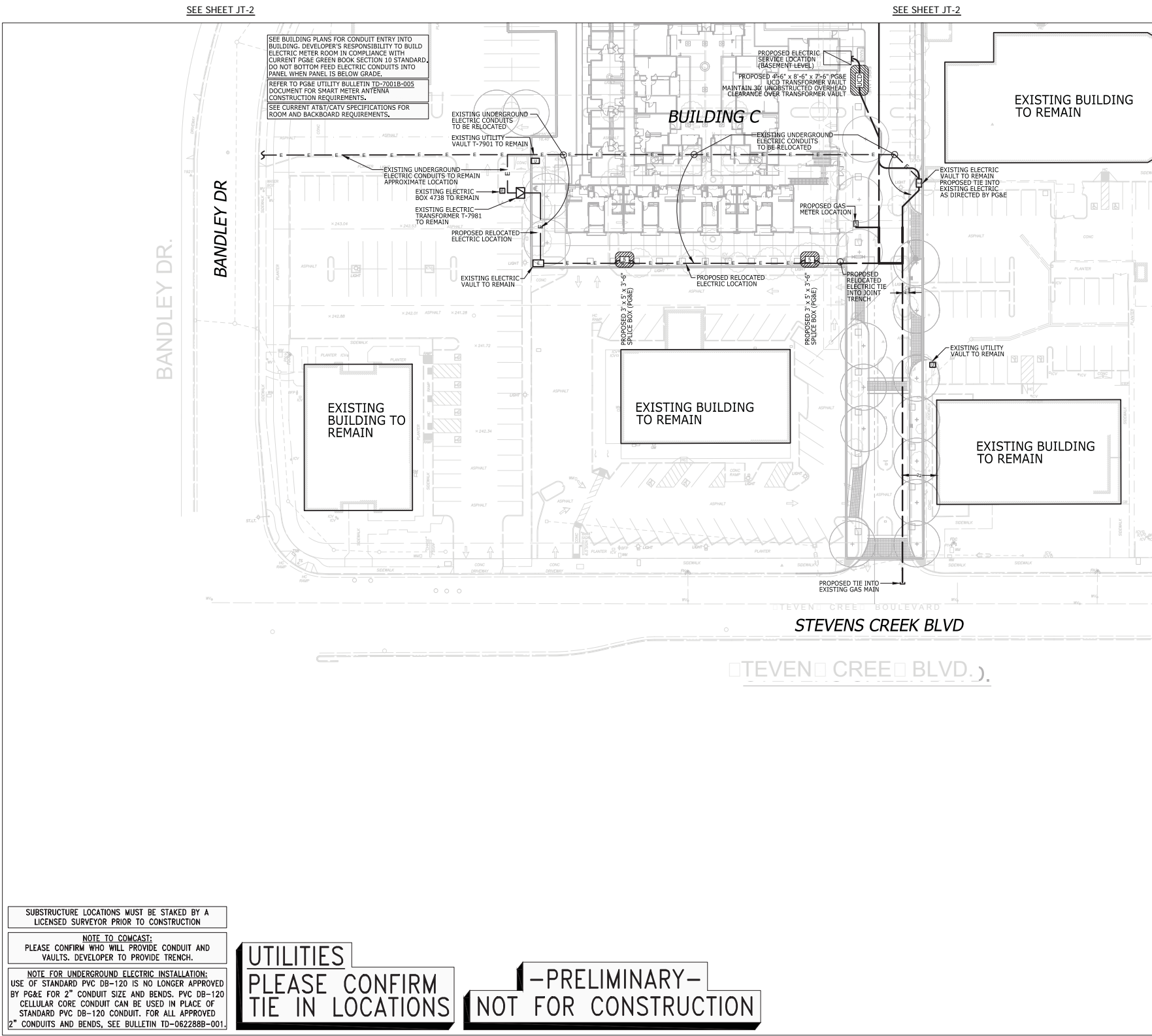
JOB NO. 1250.001
DATE 01-21-16



6400 Villa e Pariva
Du lin, CA 94568
925-556-9860

JT-1

4 JT-2



MARINA PLAZA

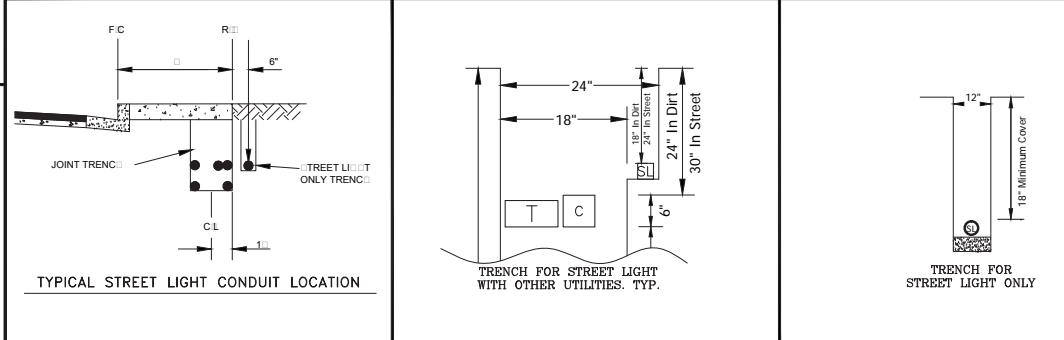
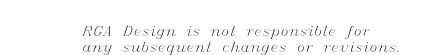
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De Anza Venture, LLC

JOB NO. 1250.001
DATE 01-21-16



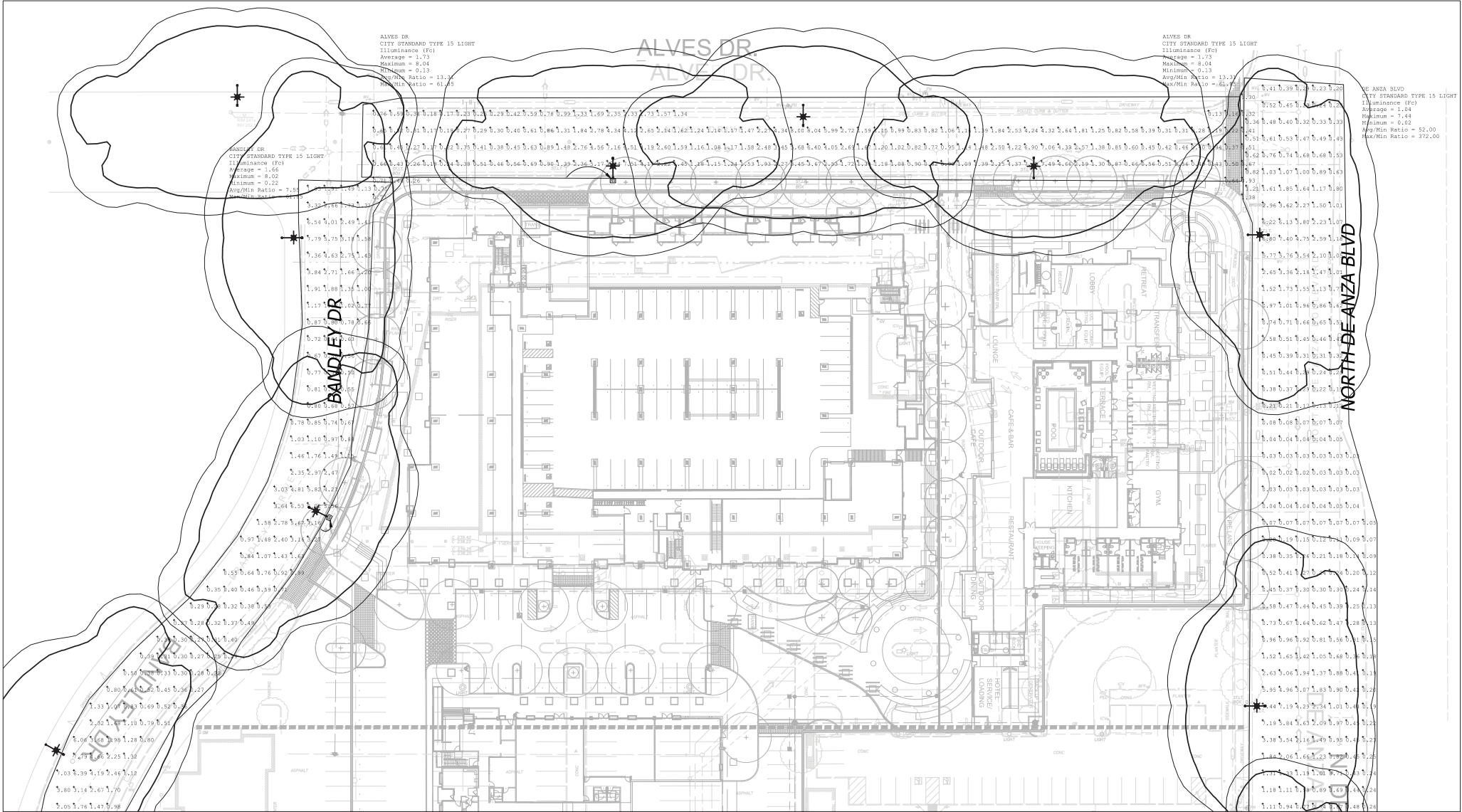
6400 Villa e Parwa Suite 204
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925-556-9860

JT-3



All materials and workmanship shall be guaranteed for one year.

Sheet Index	
PM-1	PHOTOMETRIC TITLE SHEET
PM-2	PHOTOMETRIC PLAN
PM-3	PHOTOMETRIC PLAN

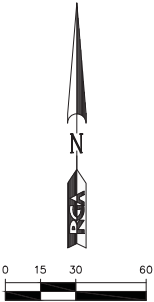


SEE SHEET PM-3

SEE SHEET PM-3

Luminaire Schedule LED		
Project: JOHNSON MUIR PARKWAY PROJECT II		
Symbol	Arrangement	Description
	MARINA PLAZA	CITY STANDARD ELECTROLIER

Calculation Summary							
Project: MARINA PLAZA - CUPERTINO, CA							
Description	Calculation	Units	Average	Maximum	Minimum	Avg/Min	Max/Min
ALVE DRIVE	Illuminance	Ft	1.7	8.04	0.1	1.7	81.85
BANDLEY DRIVE	Illuminance	Ft	1.66	8.02	0.22	7.55	64.45
NORTH DE ANZA BLVD	Illuminance	Ft	1.04	7.44	0.02	52.00	72.00



Sheet Index	
PM-1	PHOTOMETRIC TITLE SHEET
PM-2	PHOTOMETRIC PLAN
PM-3	PHOTOMETRIC PLAN

MARINA PLAZA

10145 DEANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

JOB NO. 1250.001
DATE 01-21-16

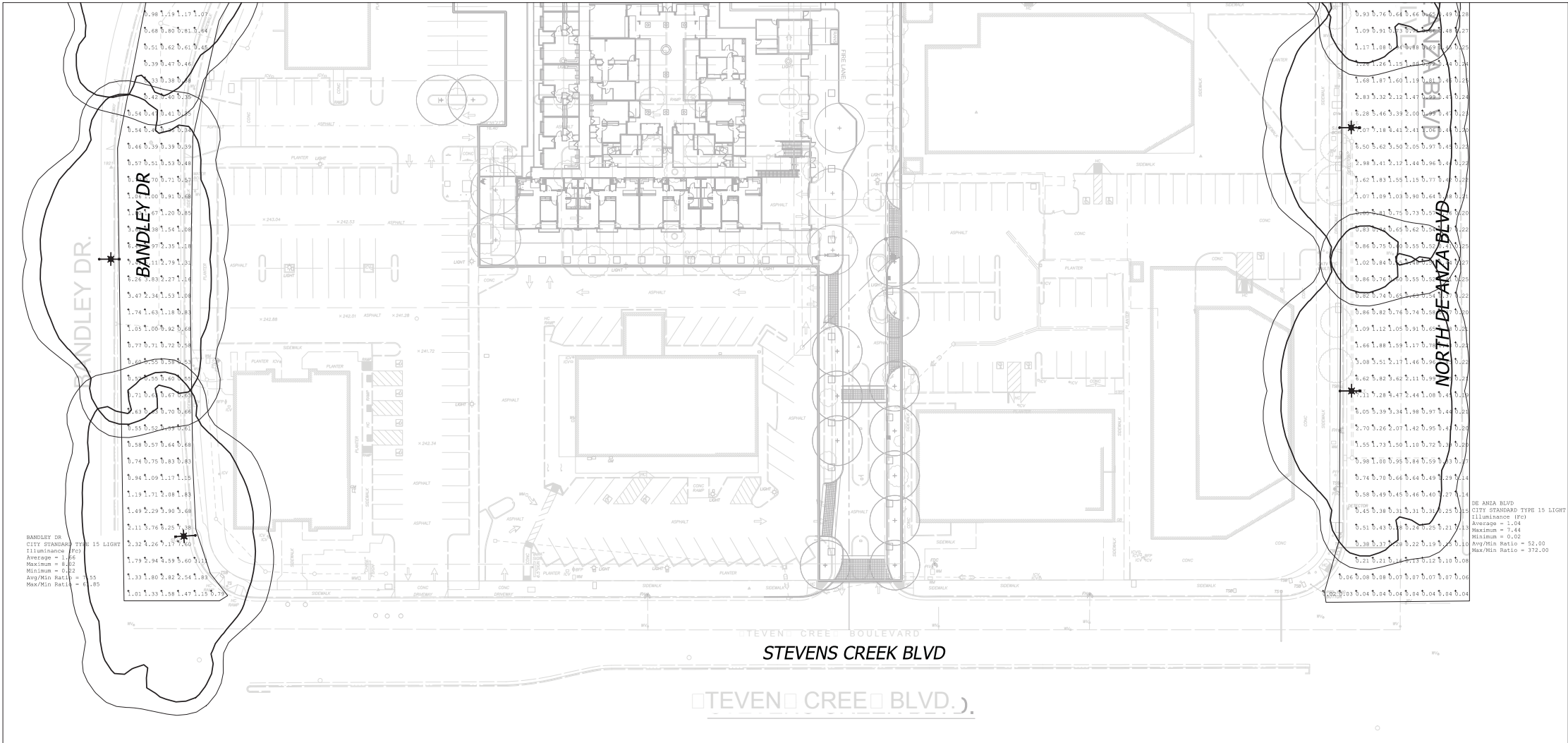


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Dublin, CA 94568
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PM-2

SEE SHEET PM-2

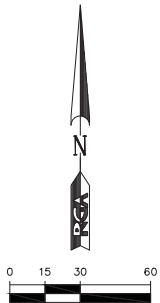
SEE SHEET PM-2



Luminaire Schedule LED		
Project: JOHNSON MUIR PARKWAY PHASE II		
Symbol	Arrangement	Description
	MARINA PLAZA	CITY STANDARD ELECTROLIER

Calculation Summary							
Project: MARINA PLAZA - CUPERTINO, CA							
Description	Calculation	Units	Avg	Max	Min	Avg/Min	Max/Min
ALVE DRIVE	ILLUMINANCE	Ft	1.7	8.04	0.1	1.7	61.85
BANDLEY DRIVE	ILLUMINANCE	Ft	1.66	8.02	0.22	7.55	6.45
NORTH DEANZA BLVD	ILLUMINANCE	Ft	1.04	7.44	0.02	52.00	72.00

Sheet Index	
PM-1	PHOTOMETRIC TITLE SHEET
PM-2	PHOTOMETRIC PLAN
PM-3	PHOTOMETRIC PLAN



MARINA PLAZA

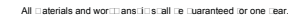
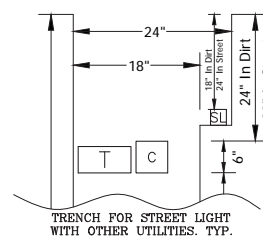
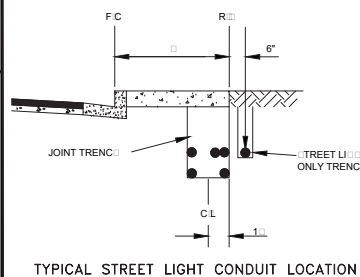
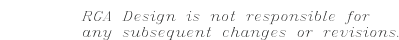
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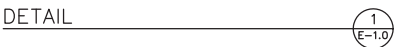


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Du lin, CA 94568
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PM-3







CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES
Z1	●	18" POLE LIGHT, FULL CUTOFF, LED	(1) 105W LED	ELECTRONIC	POLE	PHILIPS GARDCO, GL18-3-105LA-4870-	106.3	120V 1P 2W	PARKING LOT
Z2	□	ALUMINUM PROFILE LUMINAIRE	(1) 42W LED	ELECTRONIC	POLE	BEGA 7784	42	120V 1P 2W	PROMENADE
Z3	*	CATENARY LIGHTING	(1) 1.8W LED	ELECTRONIC	CEILING	TOKISTAR VI-EX_2400K_S14-C	1.8	120V 1P 2W	ABOVE PROMENADE