2200 North Fremont Mixed-Use

MONTEREY, CALIFORNIA

MATERIALS & SYMBOLS

- CONCRETE
- CERAMIC TILE OR TILE PAVERS IN PLAN VIEW (SEE FINISH SCHEDULE)
- MASONRY
- BATT INSULATION IN SECTION
- RIGID INSULATION IN SECTION
- FINISH WOOD MEMBER IN SECTION
- CONTINUOUS WOOD MEMBER IN SECTION
- WOOD BLOCKING BETWEEN FRAMING MEMBERS IN SECTION
- PLYWOOD IN SECTION
- STEEL IN SECTION
- ACCOUSTIC TILE CEILING MATERIAL IN SECTION
- EARTH IN SECTION
- SAND
- ROCKFILL

SEE FLOOR PLANS & SECTIONS FOR ADDITIONAL LEGENDS

- 2 / A6 — DETAIL KEY: DETAIL NUMBER, SHEET NUMBER
- A / A7 — SECTION KEY: SECTION NUMBER, SHEET NUMBER
- C / A8 / C — INTERIOR ELEVATION KEY: ELEVATION NUMBER, SHEET NUMBER, ARROWS INDICATE ELEVATIONS SHOWN
- OFFICE / B201 — ROOM NAME, ROOM NUMBER
- WORK POINT, CONTROL POINT, OR DATUM POINT
- MATCHLINE
- 1 — SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE)
- 101C — DOOR NUMBER (SEE DOOR SCHEDULE)
- A — SIGN SYMBOL
- D — WINDOW SYMBOL (SEE WINDOW SCHEDULE)
- 2 — REVISION
- A — WALL TYPE

PROJECT DIRECTORY

PROJECT OWNER	WPF II, LP 3387 ALVA LANE PEBBLE BEACH, CA 93953 (650) 678-7493 rabbott17@gmail.com CONTACT: ROBERT ABBOTT
PROJECT ARCHITECT	THE PAUL DAVIS PARTNERSHIP, LLP 286 ELDORADO STREET MONTEREY, CA. 93940 (831) 373-2784 PHONE (831) 373-7459 FAX paulw@pauldavispartnership.com CONTACT: PAUL W. DAVIS, A.I.A.
CIVIL ENGINEER	VERY CIVIL ENGINEERING 4170 SUNSET LANE PEBBLE BEACH, CA 93953 (831) 917-5517 PHONE CONTACT: DAVID CANEER, PE
LANDSCAPE ARCHITECT	BFS LANDSCAPE ARCHITECTS 425 PACIFIC ST MONTEREY, CA 93940 (831) 646-1383 PHONE (831) 582-7723 CELL beth@bfsla.com CONTACT: ELIZABETH MATZ, ASLA, PLA

CODE ANALYSIS

APPLICABLE CODES:

2022 California Administrative Code (CAC) Part 1, Title 24, California Code of regulation (CCR)
2022 California Building Code (CBC) Part 2, Title 24, CCR. Based on the 2018 International Building Code (IBC)
2022 California Electrical Code (CEC) Part 3, Title 24, CCR. Base on the 2017 National Code (NEC)
2022 California Mechanical Code (CMC) Part 4, Title 24, CCR. Based on the 2018 Uniform Mechanical Code (UMC
2022 California Plumbing Code (CPC) Part 5, Title 24, CCR. Based on the 2018 Uniform Plumbing Code (UPC)
2022 California Energy Code (CEC), Part 6, Title 24, CCR
2022 California Fire Code (CFC) Part 9, Title 24, CCR. Based on 2018 International Fire Code (IFC)
2022 California Green Building Standards Code (CAL Green), Part 11, Title 24, CC
2010 ADA Standards for Accessibility Design
Title 19 C.C.R., Public Safety, SFM Regulations
NFPA 13, Automatic Sprinkler System, 2022 edition
NFPA 72, Nat'l Fire Alarm Code, (Ca Amended) 2022 Edition (See UL Standard 1971 for "Visual Devices)
City of Monterey Municipal Code (Current Edition)
City of Monterey Amendments and State Regulatory requirements

Should any condition develop that is not covered by the approved plans and specifications such that the finished work will not comply with title 24 , a change order detailing and specifying the required work shall be submitted to and approved prior to proceeding with the work

The intent of the plans and specifications is to construct this work in accordance with the california building standards code, titles 19 and 24, california code of regulations. should any conditions develop not covered by the approved plans and specifications wherein the finished work will not comply with title 24, california code of regulations, a change order detailing and specifying the required work shall be submitted to and approved by the owner before proceeding with the work.

RENDERING



VIEW FROM CORNER OF FREMONT ST. & AIRPORT RD.



VIEW FROM AIRPORT RD.

PROJECT INFORMATION

LOCATION:	2200 N. FREMONT STREET MONTEREY, CA 93940
A.P.N.	013-171-014 & 013-171-004
ZONING:	C-2 (COMMUNITY COMMERCIAL)
LOT SIZE:	.922 Ac (40,183 SF)
PROJECT DESCRIPTION:	4-STORY MIXED-USE BUILDING
PROPOSED BUILDING:	71,726 SF

BUILDING AREA		TOTAL S.F.
FIRST FLOOR		18,281
TUCK-UNDER PARKING	4,037	
COMMERCIAL	739	
FITNESS ROOM	698	
OFFICE	812	
RESIDENTIAL	7,321	
RESIDENTIAL CIRCULATION	2,931	
BIKE STORAGE	146	
UTILITY AREAS	1,597	
SECOND FLOOR		18,919
RESIDENTIAL	16,117	
RESIDENTIAL CIRCULATION	2,635	
UTILITY ROOM	167	
THIRD FLOOR		18,824
RESIDENTIAL	16,022	
RESIDENTIAL CIRCULATION	2,635	
UTILITY ROOM	167	
FOURTH FLOOR		15,702
RESIDENTIAL	12,353	
RESIDENTIAL CIRCULATION	2,340	
COMMUNITY	842	
UTILITY ROOM	167	
TOTAL		71,726
OPEN SPACE		6,596
PRIVATE OPEN SPACE	1,453 SF	
PUBLIC OPEN SPACE	3,947 SF + 1,196 SF = 5,143 SF	
SITE COVERAGE	36,249 sf / 40,183 sf = 0.90 or 90%	
DENSITY	49 Units / Acre	
TREE REMOVAL	(1) Olive tree, (1) 16" Oak tree, (2) 24" Palm trees, (1) 6" tree, (1) 7" tree, (1) 8" tree	

PARKING			
PARKING REQUIREMENT:			
COMMERCIAL (2 SPACES PER 1,000 SF)	1,500/1000 = 3	Not Provided	
RESIDENTIAL (1.5 PER UNIT)	49 x 1.5	= 74	
TOTAL REQUIRED		77	Total 40 Proposed (See A1.2)

APARTMENT UNIT BREAKDOWN	
ONE - BEDROOM UNIT	11 UNITS
TWO - BEDROOM UNIT	28 UNITS
THREE - BEDROOM UNIT	10 UNITS
TOTAL	49 UNITS

AFFORDABLE UNIT BREAKDOWN (49 x 20% = 10 Units)	
ONE - BEDROOM UNIT	2 UNITS
TWO - BEDROOM UNIT	6 UNITS
THREE - BEDROOM UNIT	2 UNITS
TOTAL	10 UNITS

UNIT TYPE	NO. OF UNITS	UNIT AREA (SF)
1 BED/1BATH	11	700 SF - 827 SF
1 BED/1.5BATH	1	1,000 SF
2 BED/2BATH	27	1,000 SF
3 BED/2BATH	10	1,356 SF - 1,828 SF
	49	

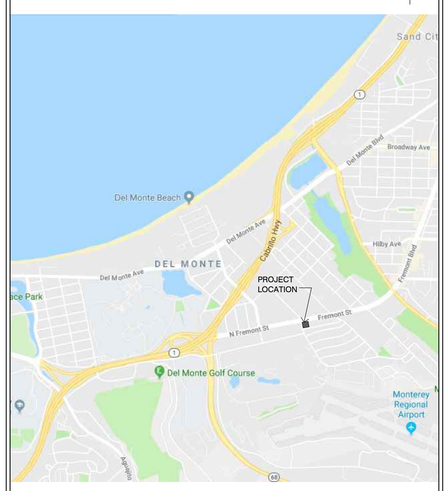
UNIT BREAKDOWN PER STORY					
UNIT TYPE	1ST FLR	2ND FLR	3RD FLR	4TH FLR	
1 BED/1BATH	1	3	3	4	11
2 BED/1.5BATH	1	0	0	0	1
2 BED/2BATH	3	9	9	6	27
3 BED/2BATH	2	3	3	2	10
	7	15	15	12	49

ABBREVIATIONS

&	AND	CTR.	COUNTER	H.B.	HOSE BIB	O/	OVER
L	ANGLE	CTSK.	COUNTERSINK	HBD.	HARDBOARD	OBS.	OBSCURE
@	AT	CY.	CUBIC YARD	H.C.	HOLLOW CORE	O.C.	ON CENTER
℄	CENTERLINE			HDR.	HEADER	O.D.	OUTSIDE DIAMETER
P	PLATE	DBL.	DOUBLE	HDWD.	HARDWOOD	OFF.	OFFICE
ϕ	DIAMETER OR ROUND	DEPT.	DEPARTMENT	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW
⊥	PERPENDICULAR	DET.	DETAIL	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW
//	PARALLEL	D.F.	DOUGLAS FIR	HORIZ.	HORIZONTAL	OPNG.	OPENING
#	POUND OR NUMBER	D.H.	DOUBLE HUNG	HGT.	HEIGHT	OPP.	OPPOSITE
(E)	EXISTING	DIAG.	DIAGONAL	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD
		DIA.	DIAMETER	H.W.	HOT WATER		
A.B.	ANCHOR BOLT	DIMEN.	DIMENSION	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DISP.	DISPENSER			PART. BD.	PARTICLE BOARD
		DN.	DOWN			P.G.	PAINT GRADE
A.C.	ASPHALTIC CONCRETE	DRWG.	DRAWING	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED
A/C	AIR CONDITIONING	D.S.	DOWNSPOUT			P.L.F.	POUNDS PER LINEAL FOOT
ACOUS.	ACOUSTICAL	DWR.	DRAWER	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE,
ADJ.	ADJUSTABLE, ADJACENT			INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE
AGGR.	AGGREGATE	E.	EAST	INSUL.	INSULATION	PLAS.	PLASTER
ALUM.	ALUMINUM	EA.	EACH	INT.	INTERIOR	PLY.	PLYWOOD
ANOD.	ANODIZED	ELEV.	ELEVATION, ELEVATOR	INV.	INVERT	PR.	PAIR
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	ELEC.	ELETRIC (AL)			P.S.F.	POUNDS PER SQUARE FOOT
		EMER.	EMERGENCY	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH
APPROX.	APPROXIMATE	ENCL.	ENCLOSURE	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED
ARCH.	ARCHITECT (URAL)	EQUIP.	EQUIPMENT	JT.	JOINT	PART.	PARTITION
		EXIST. (E)	EXISTING			P.T.D.	PAPER TOWEL DISPENSER
BD.	BOARD	EXH.	EXHAUST	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE
BFP.	BACKFLOW PREVENTER	EXP.	EXPOSED, EXPANSION				
BIT.	BITUMINOUS	EXT.	EXTERIOR	L.	LONG, LENGTH	R.	RISER (S)
BLDG.	BUILDING			LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR
BLK.	BLOCK	F.A.	FIRE ALARM	LAV.	LAVATORY	RAD.	RABIUS
BLKG.	BLOCKING	FAST.	FASTEN, FASTENER	L.B.	LAG BOLT	R.D.	ROOF DRAIN
B.M.	BENCH MARK	F.B.	FLAT BAR	LOC.	LOCATE, LOCATION	REG.	REGISTER
BM.	BEAM	F.D.	FLOOR DRAIN	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR
BOT.	BOTTOM	FDN.	FOUNDATION			REINF.	REINFORCED, REINFORCING
BRG.	BEARING	F.E.C.	FIRE EXTINGUISHER CABINET	MAS.	MASONRY	REQ'D.	REQUIRED
BTWN.	BETWEEN	FIBERGL.	FIBERGLASS	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT
B.W.	BOTH WAYS	FIN.	FINISH (ED)	MAX.	MAXIMUM	RESIL.	RESILIENT
		F.H.M.S.	FLAT HEAD MACHINE SCREW	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW
CAB.	CABINET	F.H.W.S.	FLAT HEAD WOOD SCREW	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW
C.B.	CATCH BASIN	FLASH.	FLASHING	M.H.	MAN HOLE	RM.	ROOM
C.C.B.R.	CLOSED CELL BACKER ROD	FLR.	FLOOR (ING)	MECH.	MECHANICAL	R.O.	ROUGH OPENING
CEM.	CEMENT	FLUOR.	FLUORESCENT	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY
CER.	CERAMIC	F.O.	FACE OF	MEZZ.	MEZZANINE	R.S.	RESAWN
C.F.	CUBIC FOOT	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER
C.I.	CAST IRON	F.O.F.	FACE OF FINISH	MIN.	MINIMUM	RWD.	REDWOOD
CLKG.	CAULKING	F.O.M.	FACE OF MASONRY	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER
CLG.	CEILING	F.O.S.	FACE OF STUDS	MISC.	MISCELLANEOUS		
CL.	CLOSET	F.P.	FIREPLACE	MLDG.	MOULDING	S.	SOUTH
CLR.	CLEAR (ANCE)	F.S.	FULL SIZE	M.I.W.	MALLEABLE IRON WASHER	S.A.M.	SELF-ADHERED MEMBRANE
COL.	COLUMN	FT.	FOOT OR FEET	M.O.	MASONRY OPENING	S.B.	SOLID BLOCKING
COMP.	COMPOSITION	FTG.	FOOTING	MTD.	MOUNTED	S.C.	SOLID CORE
CONC.	CONCRETE	FURR.	FURRED (ING)	MTL.	METAL	SCHED.	SCHEDULE
CONN.	CONNECT (ION)			MULL.	MULLION	S.D.	STORM DRAIN
CONSTR.	CONSTRUCT (ION)	GA.	GAUGE			SECT.	SECTION
CONT.	CONTINUOUS	GALV.	GALVANIZED	N.	NORTH	SERV.	SERVICE
CORR.	CORRUGATED	G.B.	GRAB BAR	(N)	NEW	S.F.	SQUARE FEET (FOOT)
CSMT.	CASEMENT	G.I.	GALVANIZED IRON	NAT.	NATURAL	S.G.	STAIN GRADE
CSWK.	CASEWORK	GL.	GLASS, GLAZING	N.I.C.	NOT IN CONTRACT	SH.	SHELF, SHELVING
C.T.	CERAMIC TILE	GR.	GRADE, GRADING	NOM.	NOMINAL	SHWR.	SHOWER
		G.W.B.	GYPSUM WALLBOARD	N.T.S.	NOT TO SCALE	SHT.	SHEET

SHTG.	SHEATHING		
SIM.	SIMILAR		
S.S.	STAINLESS STEEL		
S.M.	SHEET METAL		
S.M.S.	SHEET METAL SCREW		
SPECS.	SPECIFICATIONS		
SQ.	SQUARE		
STL.	STEEL		
STD.	STANDARD		
STAG.	STAGGERED		
STOR.	STORAGE		
STRUCT.	STRUCTURAL		
SUSP.	SUSPENDED		
SYM.	SYMETRICAL		
SYS.	SYSTEM		
T.	TREAD (S)		
T.B.	TOWEL BAR		
T.C.	TOP OF CURB		
TEL.	TELEPHONE		
TEMP.	TEMPERED		
T.E.N.	TYPICAL EDGE NAILING		
T & G	TONGUE AND GROOVE		
T.GR.	TOP OF GRATE		
THK.	THICK (NESS)		
THRESH.	THRESHOLD		
T.O.	TOP OF		
T.P.	TOP OF PAVEMENT		
T.P.H.	TOILET PAPER HOLDER		
TV	TELEVISION		
T.W.	TOP OF WALL		
TYP.	TYPICAL		
U.B.C.	UNIFORM BUILDING CODE		
U.L.	UNDERWRITER'S LABORATORIES		
U.O.N.	UNLESS OTHERWISE NOTED		
UR.	URINAL		
V.B.	VAPOR BARRIER		
VAR.	VARIES		
VERT.	VERTICAL		
V.G.	VERTICAL GRAIN		
V.T.	VINYL TILE		
W.	WEST		
W.	WIDE, WIDTH		
W/	WITH		
W.C.	WATER CLOSET		
WD.	WOOD		
WDW.	WINDOW		
W.H.	WATER HEATER		
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA		
W/O	WITHOUT		
W.P.	WATERPROOF		
W.R.	WATER RESISTANT		
W.R.B.	WATER RESISTANT BARRIER		
W.S.	WOOD SCREW		
WSCT.	WAINSCOT		
WT.	WEIGHT		
W.W.M.	WELDED WIRE MESH		

VICINITY MAP



DEFERRED SUBMITTALS

1. FIRE ALARM SYSTEM
2. FIRE SPRINKLER SYSTEM
3. MANUFACTURED ROOF TRUSSES

CONTRACTOR TO PREPARE AND SUBMIT ABOVE TO ARCHITECT AND CITY OF MONTEREY FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE AND DELIVERY TO SITE. SUBMITTALS TO BE PREPARED BY QUALIFIED INDIVIDUALS AND STAMPED/SIGNED BY STATE LICENSED INDIVIDUALS QUALIFIED TO PERFORM SUBJECT WORK. TRUSS SUBMITTAL - SUBMIT FOUR COPIES OF ROOF TRUSS DRAWINGS WITH LAYOUT PLANS, STAMPED AND SIGNED BY THE TRUSS COMPANY ENGINEER TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL REVIEW AND PLACE A SHOP DRAWING REVIEW STAMP OR NOTATION ON THE COVER SHEET OF THE TRUSS DRAWINGS SHOWING THEY REVIEWED AND FOUND THE DRAWINGS TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMIT REVIEWED TRUSS DRAWINGS TO THE BUILDING DEPARTMENT FOR FINAL APPROVAL. TRUSSES MUST BE FINALIZED BY THE CITY OF MONTEREY PRIOR TO REQUESTING FOUNDATION INSPECTION. ADDITIONAL PLAN CHECK FEE MAY BE ASSESSED.

THE FIRE SPRINKLER SYSTEM & FIRE ALARM SYSTEM DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE FIRE DISTRICT BY THE INSTALLING CONTRACTOR PRIOR TO INSTALLATION. PRIOR TO INSPECTION OF THE STRUCTURAL FRAMING, INSTALLING CONTRACTOR SHALL OBTAIN APPROVAL OF THE ROUGH FIRE SPRINKLER INSPECTION. PERMITTED, STAMPED, & SIGNED SUBMITTALS SHALL BE MADE AVAILABLE TO THE CITY OF MONTEREY FIRE FOR REVIEW AND APPROVAL. CONTRACTOR SHALL SUBMIT A SET OF "AS-BUILT" DOCUMENTS/DRAWINGS FOR APPROVAL PRIOR TO FINAL INSPECTION WHEN NOT INSTALLED PER PLAN.

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A1.2 PROPOSED SITE PLAN
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A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED THIRD FLOOR PLAN
A2.4 PROPOSED FOURTH FLOOR PLAN
A2.5 PROPOSED ROOF PLAN
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A3.2 PROPOSED EXTERIOR ELEVATIONS
A3.3 PROPOSED BUILDING SECTIONS
A3.4 PROPOSED BUILDING SECTIONS
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ELECTRICAL
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E201F LIGHT FIXTURE SELECTION
E201P ELECTRICAL SITE PLAN - PHOTOMETRICS

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L-1.1 TREE DISPOSITION PLAN
L-1.2 LANDSCAPE CONCEPT SITE PLAN
L-1.3 LANDSCAPE MATERIALS
L-1.4 PLANTING PALETTE

Project / Owner:

WFP II, LP
2200 N. Fremont Mixed-Use
2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

CITY APPROVAL STAMP

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Drawn By: AC/VQ

Drawing Date: 12.18.25

Project Number: 2412

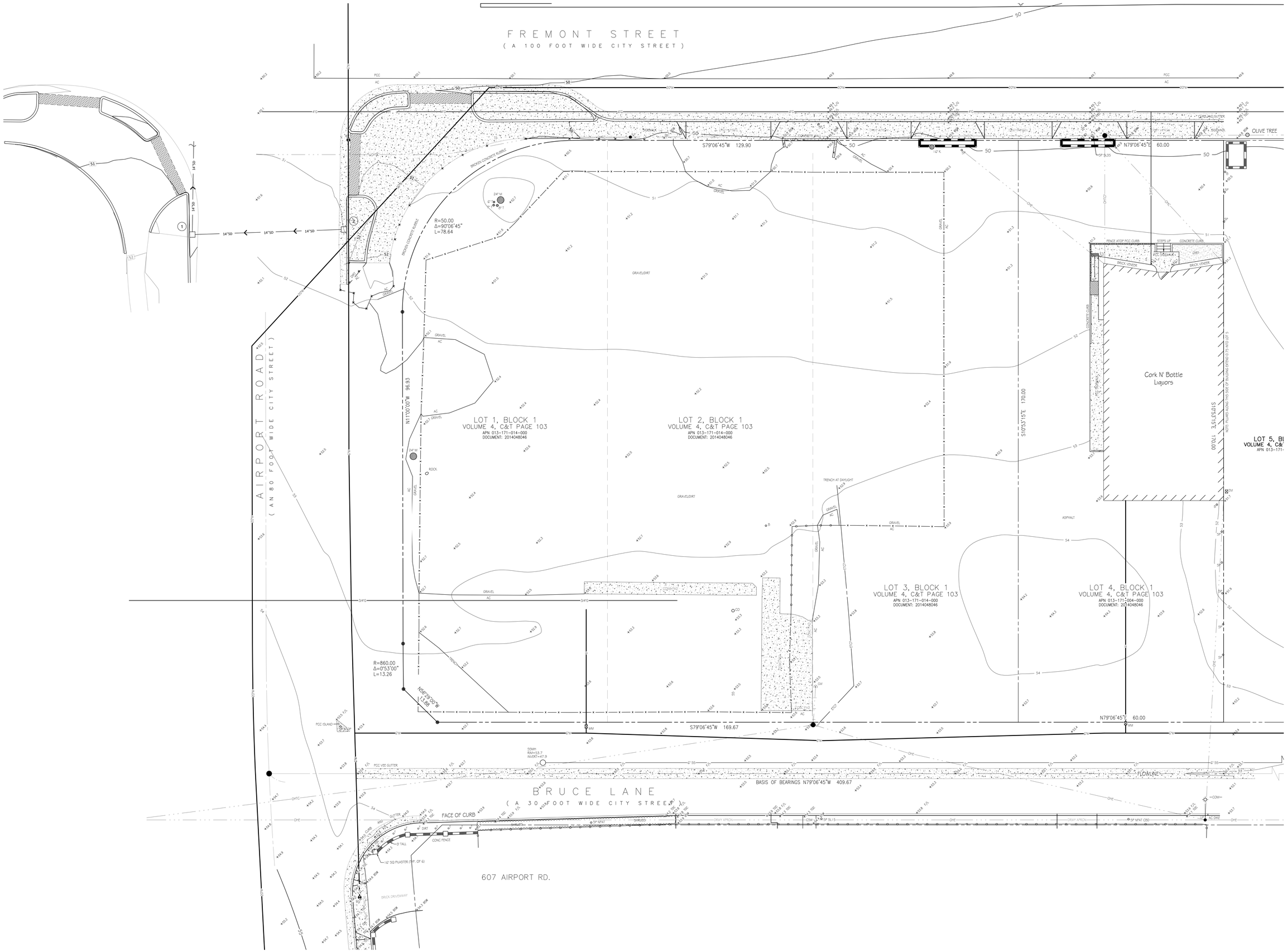
Revisions:

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Sheet Title:
COVER SHEET

Sheet Number:
A0.1

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(E) TOPO MAP

Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

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Drawn By: AC/VQ

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Sheet Title:
(E) TOPO MAP

Sheet Number:

A1.0

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N

OVERALL SITE PLAN

SCALE: 1" = 30'-0"

0 7.5 15 30 60

SCALE: 1" = 30'-0"

Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
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Revisions:

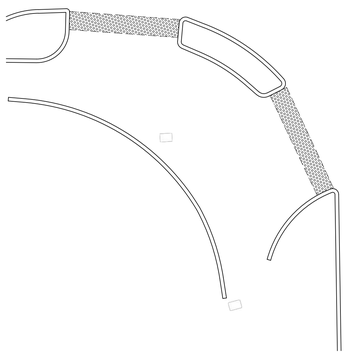
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Sheet Title:
OVERALL SITE PLAN

Sheet Number:

A1.1

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FREMONT STREET
(A 100 FOOT WIDE CITY STREET)

AIRPORT ROAD
(AN 80 FOOT WIDE CITY STREET)

BRUCE LANE
(A 30 FOOT WIDE CITY STREET)

607 AIRPORT RD.

(E) UTILITY POLE
REMOVE (E) TREES
REMOVE (E) TREE
OLIVE TREE
SEE LANDSCAPE DWGS FOR FENCING & GATE
12'-8" CLR.
5'-0" S.B.
6'-6" R.O.W. DEDICATION
11'-6"
PA
SINGLE EV ON POLE
SINGLE EV RECEPTACLE ON WALL, TYP
07 EV CHARGING ONLY
EV 08
EV 09
EV 10
EV 11
EV 12
EV 13
EV 14
9 SPACES
TOTAL 40 PARKING SPACES
PV CARPORT
8 SPACES
11 SPACES
7 SPACES
SINGLE EV ON WALL
EV 05
DUAL EV ON POLE
EV 04
5 SPACES
EV 03
DS, TYP
EV 02
EV 01
TRUNCATED DOMES
CONC APRON
(4) - 4 CY DUMPSTER
(16) - ROLLED OUT CONTAINER
CB
32' GARBAGE TRUCK
6' HIGH ALUM PICKET FENCE
6' HIGH ALUM PICKET FENCE & GATE
6' HIGH CMU WALL
RETRACTABLE METAL GATE
(E) UTILITY POLE
DUAL EV RECEPTACLE
WHEEL STOP, TYP
SINGLE EV RECEPTACLE
FIRE WATER BACKFLOW PREVENTERS
WATER & IRRIGATION BACKFLOW PREVENTERS
5%
OPEN
42"
6'-0"
4'-6"
5'-0"
18'-0"
28'-0"
16'-0" TYP
4'-6" TYP
4'-5½"
32'-0"
25'-0"
12'-0"
72'-0"
30'-11"
29'-0"
18'-0" TYP
1'-6"
40' MAX HT
25' MAX HT
15'-0"
R10'-0"
22'-0"
5'-6" CLR.
6'-2"
12'-3½"
3'-11"
16'-2½"
6'-10"
32'-5½"
6'-0"
5'-6" TYP
18'-0" TYP
11'-1"
9'-0"
10'-0"
10'-5½"
11'-0½"
5'-8½"
9'-0"
8'-0"
8'-6"
16'-0"
CONC FENCE
6' TALL
(E) 50 PILASTER (TYP. OF 4)
BRICK DRIVEWAY
CONC SIDEWALK
SHRUBS
DRWY APPRON
CDW

EXTERIOR PATH OF TRAVEL

WALKING SURFACES WITH A SLOPE LESS THAN 5% AND A MAXIMUM CROSS SLOPE OF 2%. THE SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL SHALL BE MAXIMUM 1/4" WITHOUT EDGE TREATMENT AND 1/2" MAXIMUM IF TOP 1/4" IS BEVELED MAX. 2:1. WALKWAYS SHALL BE A MINIMUM 4'-0" CLEAR WIDTH. ABRUPT CHANGES IN LEVEL OF ADJACENT GRADE TO THE SIDEWALK EXCEEDING 4" SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE SIDEWALK SURFACE.

TRASH ENCLOSURE CONTAINER COUNT

WASTE - (2) 4 cubic yard bin
CARDBOARD - (2) 4 cubic yard bin
RECYCLABLES - (12) 95 gallon rolled container
WASTE - (4) 95 gallon rolled container
ORGANICS - (1) 64 gallon rolled container
BI-WEEKLY PICK UP SERVICE FOR 49 UNITS

RESIDENTIAL PARKING ONLY	2022 CBC 11A 1109A.4 ASSIGNED ACCESSIBLE PARKING SPACES (2% OF PS)				2022 CALGREEN 4.106.4.2.2 EV READY SPACES WITH RECEPTACLES & EV READY PARKING SPACES WITH EV CHARGERS				2022 CALGREEN 4.106.4.2.2.1.1 (1 ACCESSIBLE SPACE PER 25 EVCS SPACES) COUNT TOWARD TOTAL EVCS			
TOTAL STALLS	ACCESSIBLE (NON-EV)		VAN ACCESSIBLE (NON-EV) COUNT TOWARDS TOTAL ACCESSIBLE (NON-EV)		EV READY w/ RECEPTACLES (40% OF PS)		EV READY w/ CHARGERS (10% OF PS)		EVCS STANDARD ACCESSIBLE		EVCS VAN ACCESSIBLE	
PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
40	0	0	1	1	16	16	4	4	0	0	1	1

N

PROPOSED SITE PLAN

SCALE: 1 = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

CITY APPROVAL STAMP

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ARCHITECTS & PLANNERS

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EMAIL: info@pauldavispartnership.com

Drawn By: AC/VQ

Drawing Date: 12.18.25

Project Number: 2412

Revisions:

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Sheet Title:
PROPOSED SITE PLAN

Sheet Number:

A1.2

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FREMONT STREET

AIRPORT ROAD

BRUCE LANE

COMMERCIAL
500 SF

FITNESS RM
698 SF

ELEV
RM

1BD/1BR

2BD/2BR

2BD/2BR

2BD/2BR

2BD/1.5BR

AFFORDABLE
UNIT

AFFORDABLE
UNIT

MAINT.

OFFICE

MGR
OFFICE

STAIR 2

STAIR 3

MECH RM

3BD/2BR

3BD/2BR

ELEC
RM

STAIR 1

ELEC RM

TRASH

06

07
EV
CHARGING
ONLY

EV 08

EV 09

EV 10

EV 11

EV 12

EV 13

EV 14

EV 01

EV 02

EV 03

EV 04

EV 05

EV 15

EV 16

EV 17

EV 18

EV 19

EV 20

EV 21

33 34 35 36 37 38 39 40

32 31 30 29 28 27 26 25 24 23 22

PA

DS

A A3.3

2 A2.5

B A3.3

A A3.4

B A3.4

A A3.3

1 A2.5

N

PROPOSED SITE PLAN / FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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Project Number: 2412

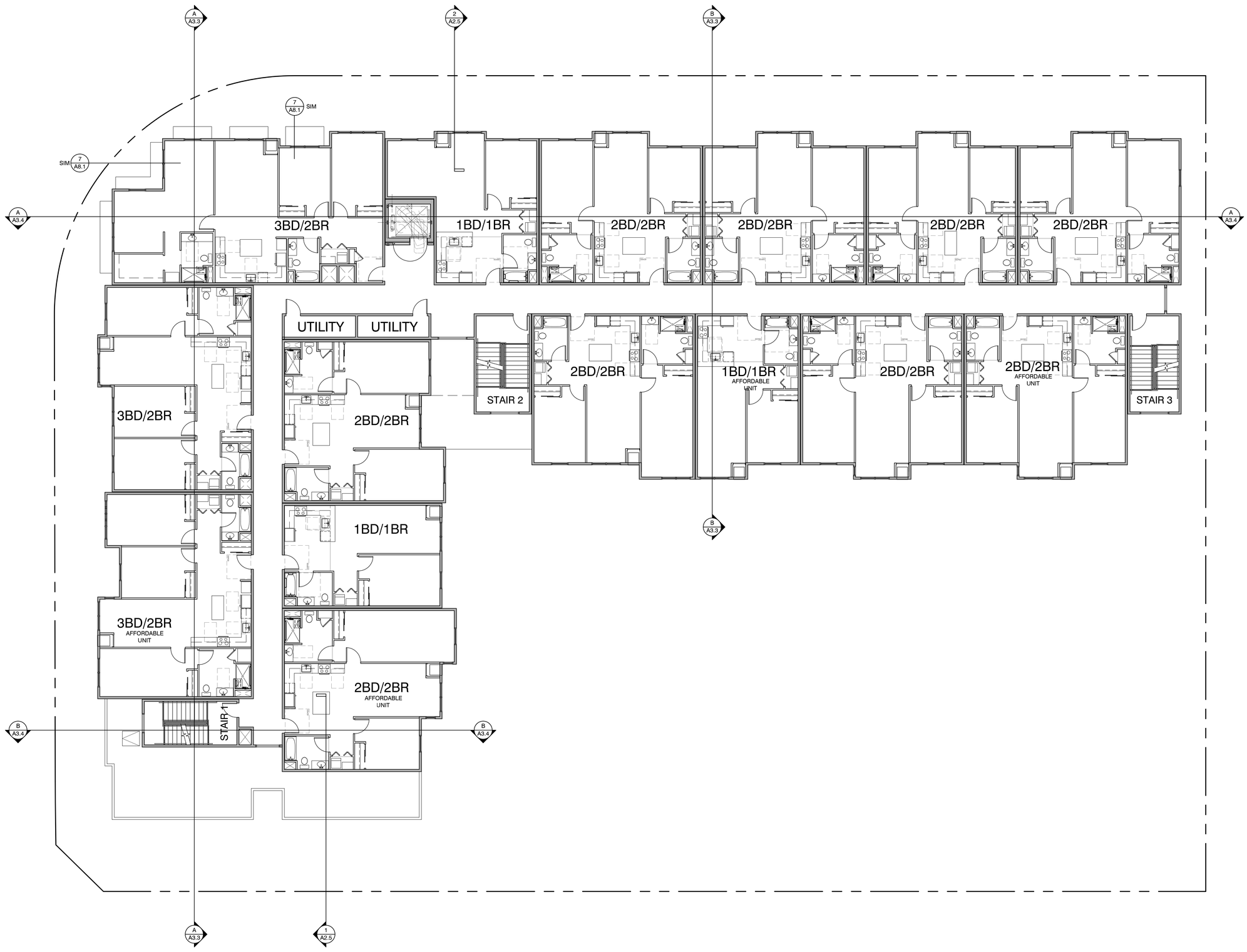
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Sheet Title:
PROPOSED
SITE PLAN /
1ST FLOOR PLAN

Sheet Number:

A2.1



N

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

Project / Owner:

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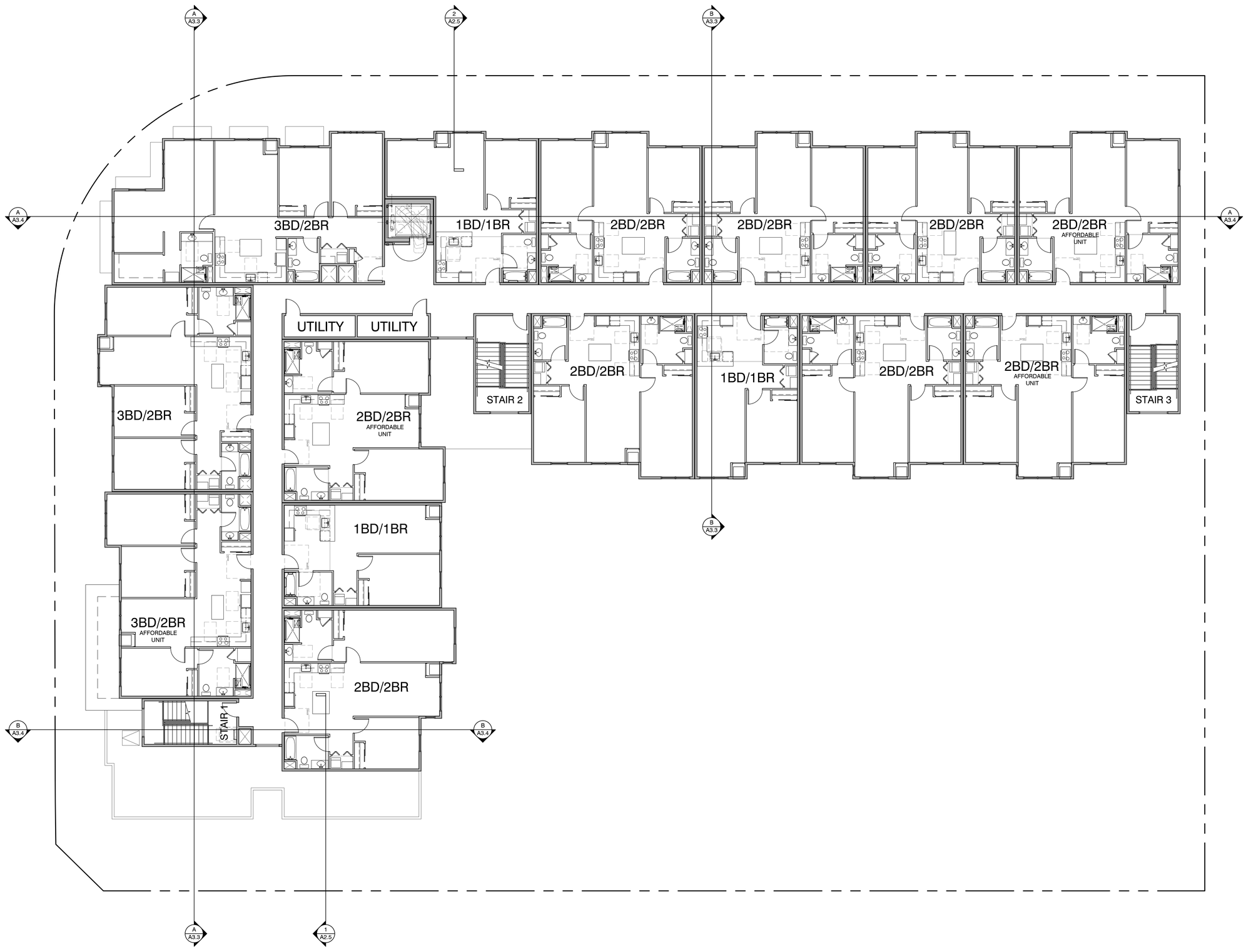
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Sheet Title:
PROPOSED
2ND FLOOR PLAN

Sheet Number:

A2.2

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PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

Project / Owner:

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Drawing Date: 12.18.25

Project Number: 2412

Revisions:

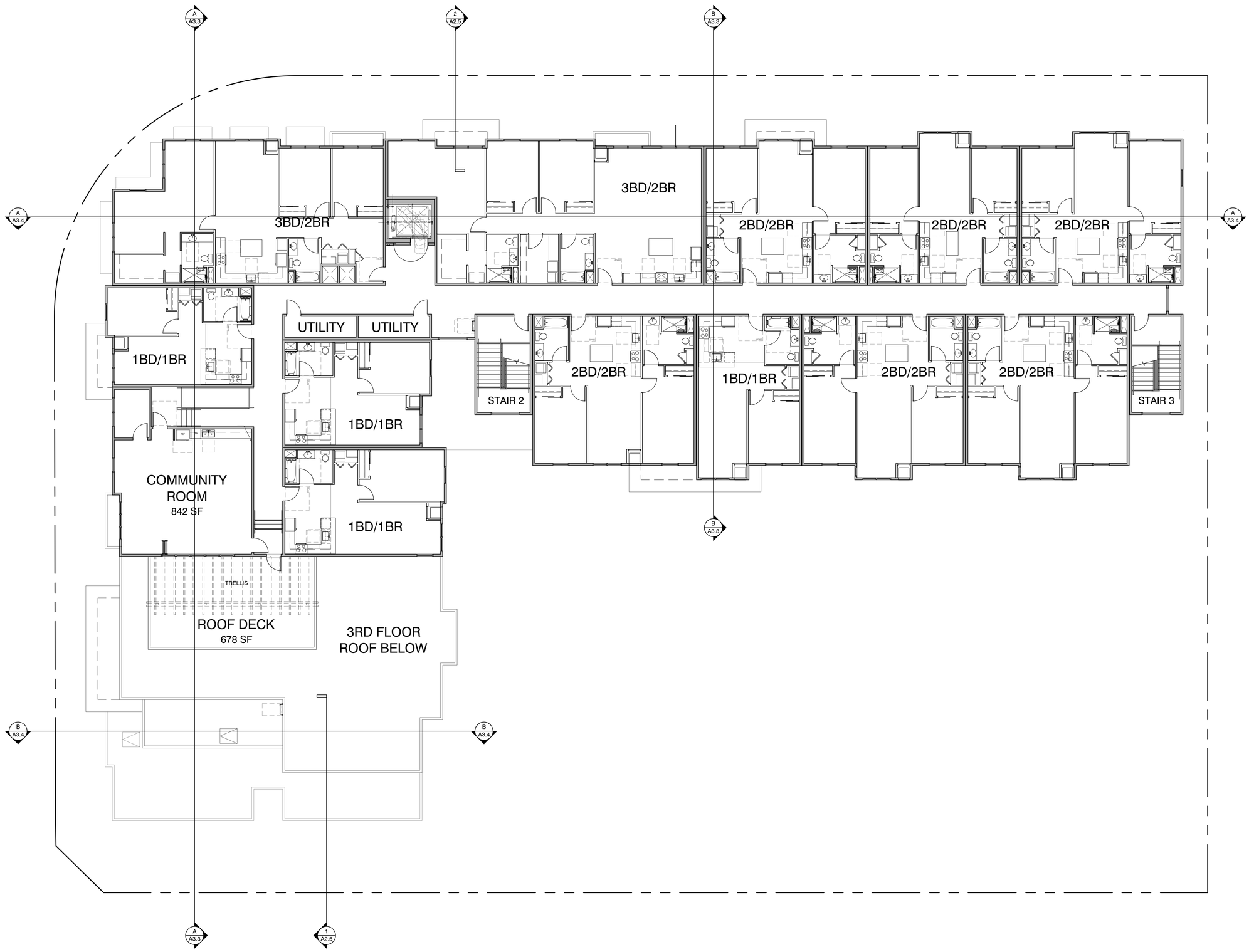
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Sheet Title:
PROPOSED
3RD FLOOR PLAN

Sheet Number:

A2.3

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N

PROPOSED FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

Project / Owner:

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Drawing Date: 12.18.25

Project Number: 2412

Revisions:

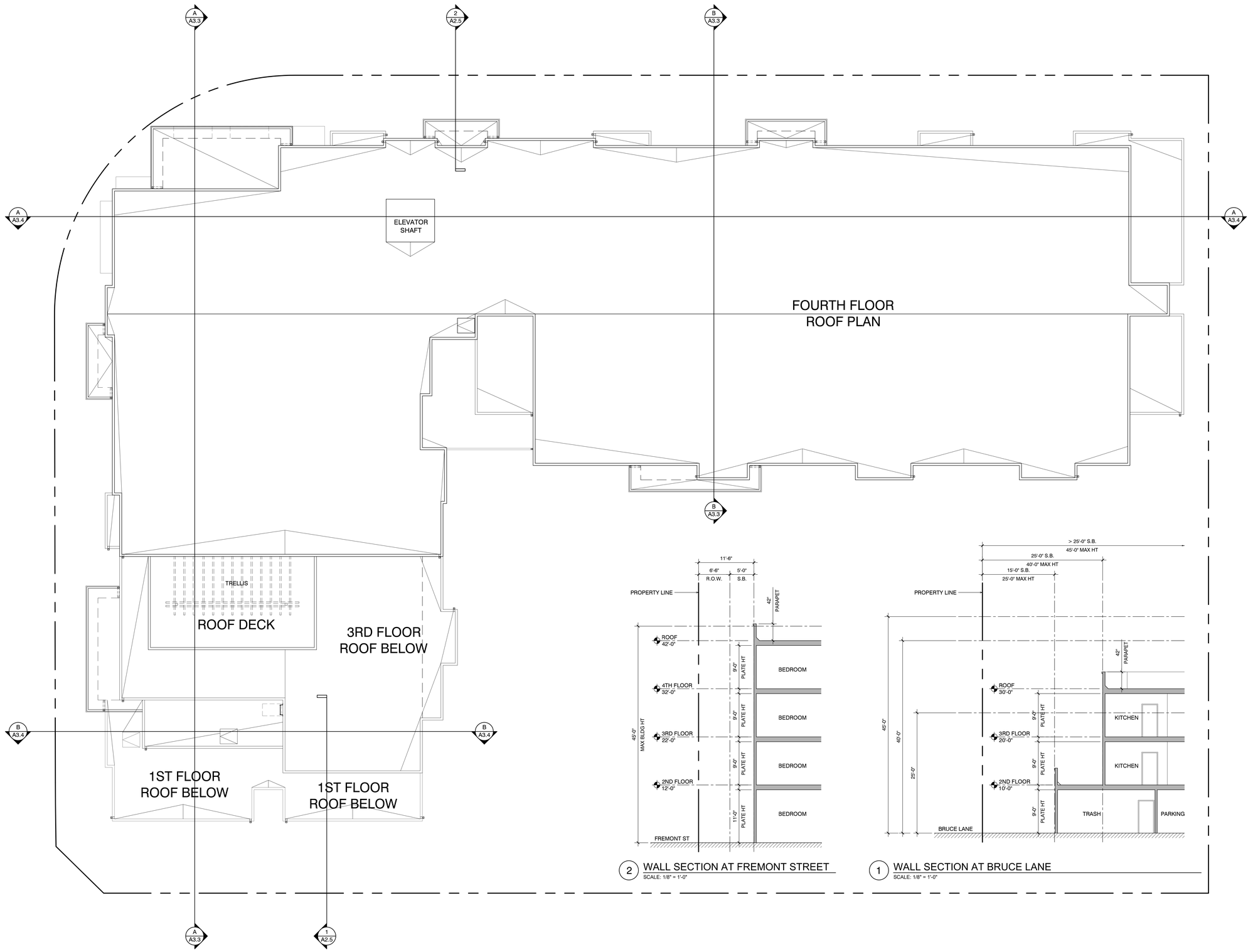
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Sheet Title:
PROPOSED
4TH FLOOR PLAN

Sheet Number:

A2.4

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2 WALL SECTION AT FREMONT STREET
SCALE: 1/8" = 1'-0"

1 WALL SECTION AT BRUCE LANE
SCALE: 1/8" = 1'-0"

N

PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

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Drawn By: AC/VQ

Drawing Date: 12.18.25

Project Number: 2412

Revisions:

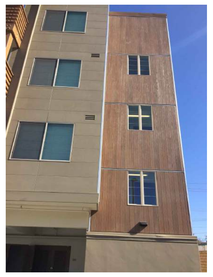
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Sheet Title:
PROPOSED ROOF PLAN

Sheet Number:

A2.5

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SIDING SAMPLE GALLERY

Exterior Material / Color

1	COMMERCIAL: STOREFRONT / DOORS	DARK BRONZE ALUM. STOREFRONT
2	RESIDENTIAL: WINDOWS / DOORS	DARK BRONZE FIBERGLASS
3	PAINTED PLASTER	COLOR 1: SW 7104 Custom White
4	PAINTED PLASTER	COLOR 2: SW 6112 Biscuit
5	PAINTED PLASTER	COLOR 3: SW 6039 Poised Taupe
~~6~~	~~SPLIT FACE CMU WALL~~	~~COLOR: Beige~~
7	SIDING	Concrete Fiber Siding (Spuce Color)
8	METAL FENCE / GATE	COLOR: Black (Painted or Powder Coated)

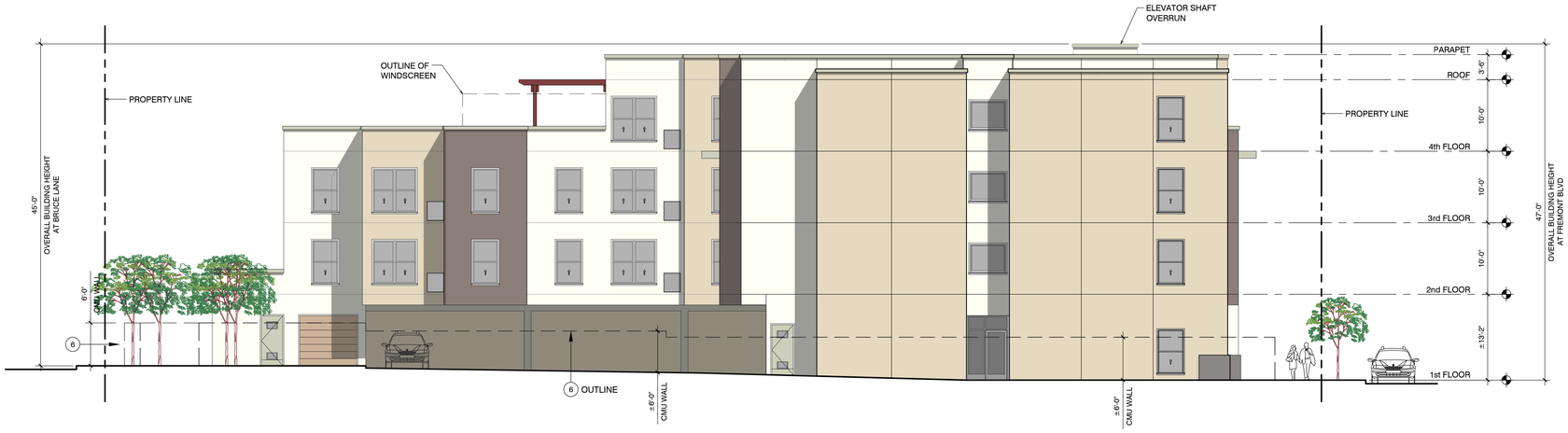




A EXTERIOR ELEVATION - NORTH (FREMONT ST)

SCALE: 1/8" = 1'-0"

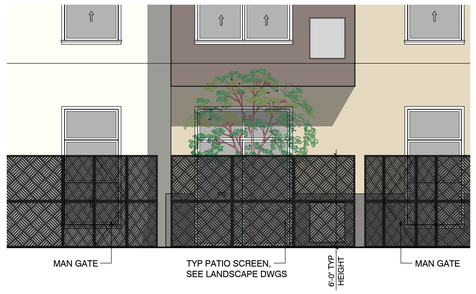
SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



1 TYP PATIO SCREEN

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

Project / Owner:

WFP II, LP

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2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

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Drawn By: AC/VQ

Drawing Date: 12.18.25

Project Number: 2412

Revisions:

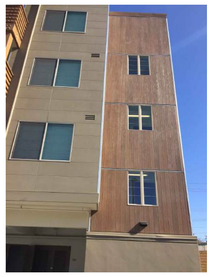
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Sheet Title:
PROPOSED EXTERIOR ELEVATIONS

Sheet Number:

A3.1

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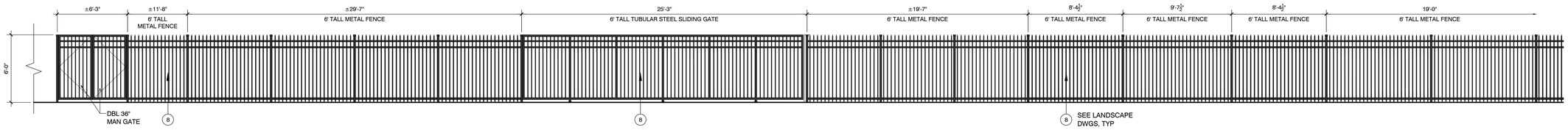




SIDING SAMPLE GALLERY

Exterior Material / Color

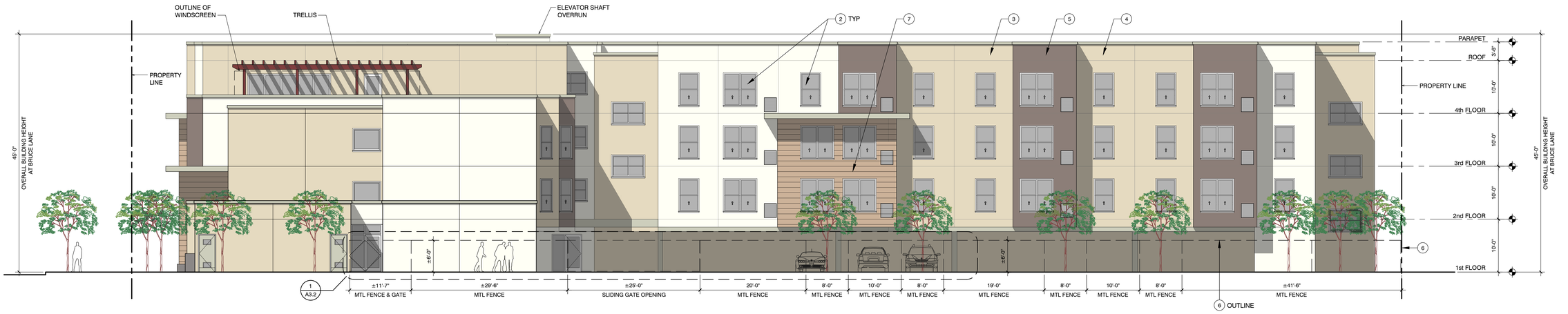
1	COMMERCIAL: STOREFRONT / DOORS	DARK BRONZE ALUM. STOREFRONT
2	RESIDENTIAL: WINDOWS / DOORS	DARK BRONZE FIBERGLASS
3	PAINTED PLASTER	COLOR 1: SW 7104 Custom White
4	PAINTED PLASTER	COLOR 2: SW 6112 Biscuit
5	PAINTED PLASTER	COLOR 3: SW 6039 Poised Taupe
~~6~~	~~SPLIT FACE CMU WALL~~	~~COLOR: Beige~~
7	SIDING	Concrete Fiber Siding (Spuce Color)
8	METAL FENCE / GATE	COLOR: Black (Painted or Powder Coated)



1 PARTIAL FENCING ELEVATION AT BRUCE LANE

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



A EXTERIOR ELEVATION - SOUTH (BRUCE LANE)

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION - WEST (AIRPORT ROAD)

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

Project / Owner:

WFP II, LP

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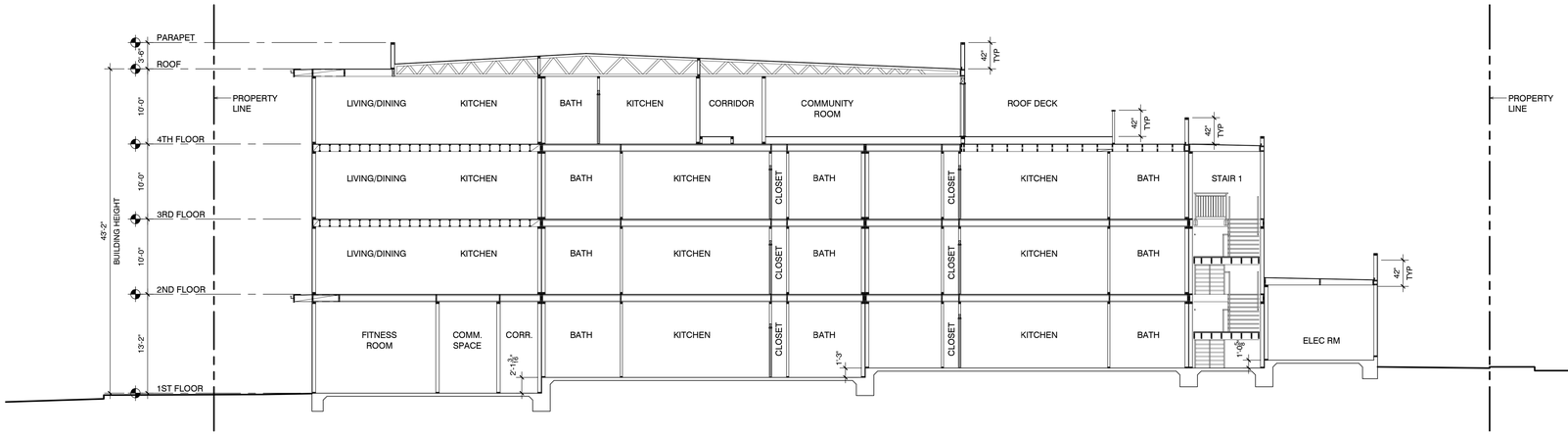
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Sheet Number:

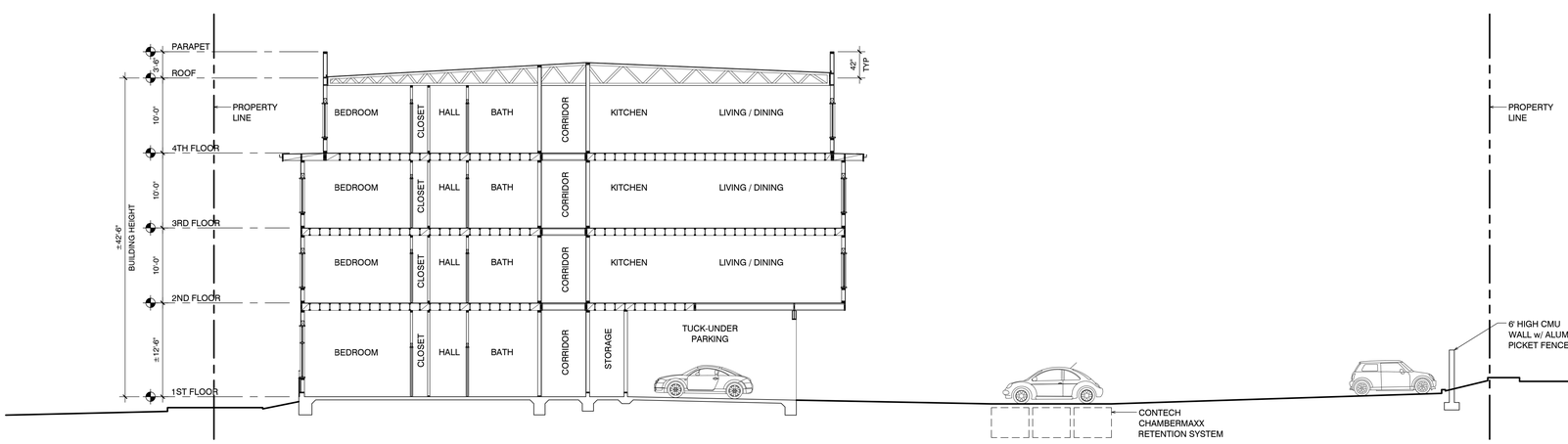
A3.2

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A BUILDING SECTION

SCALE: 1/8" = 1'-0"



B BUILDING SECTION

SCALE: 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

Project / Owner:

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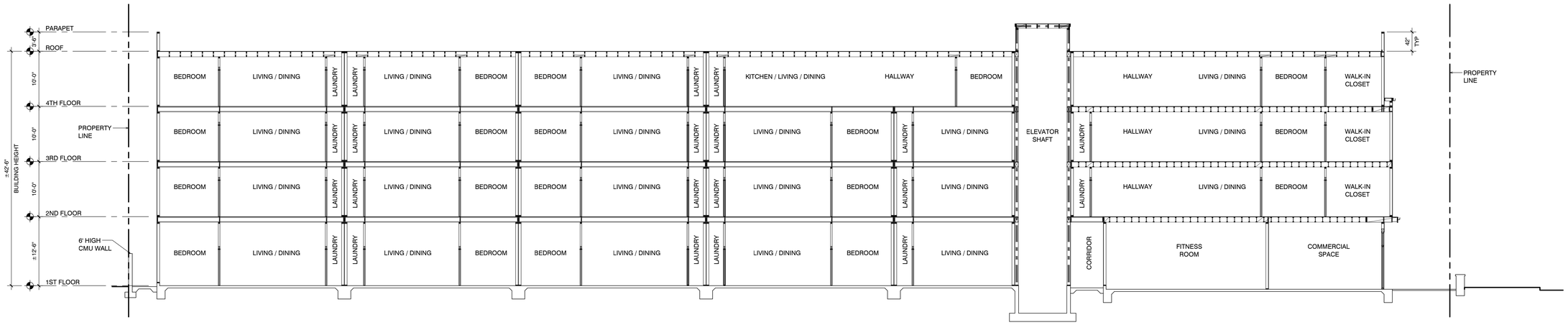
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Sheet Title:
PROPOSED BUILDING SECTIONS

Sheet Number:

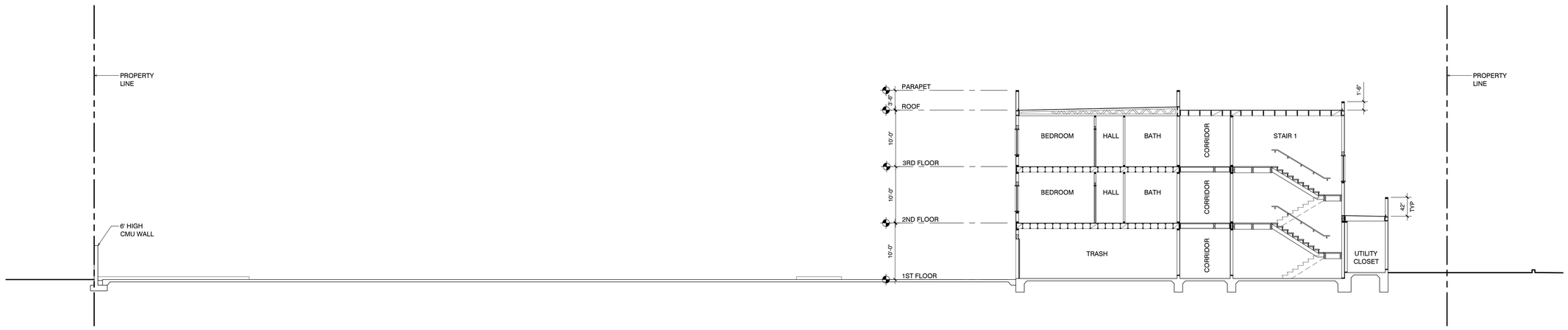
A3.3

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A BUILDING SECTION

SCALE: 1/8" = 1'-0"



B BUILDING SECTION

SCALE: 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

Project / Owner:

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PROPOSED BUILDING SECTIONS

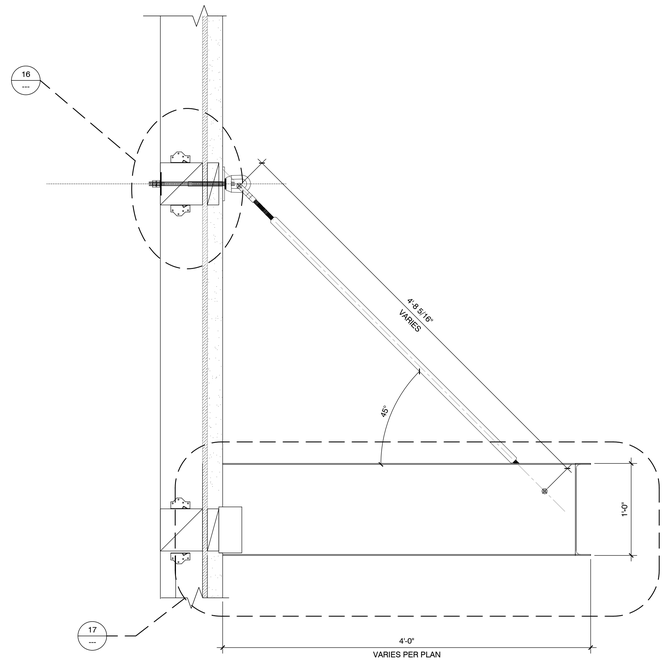
Sheet Number:

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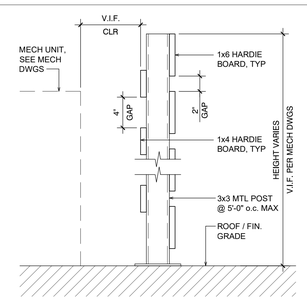
26	21	16	11		
27	22	17	12		
28	23	18	13	8	
29	24	19	14	9	4
30	25	20	15	10	5

Canopy_1



7 CANOPY DETAIL
SCALE: 1-1/2" = 1'-0"

Mech_Screen



3 TYP. MECHANICAL SCREEN @ ROOF
SCALE: 1-1/2" = 1'-0"

Project / Owner:

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MONTEREY, CA 93940
APN: 013-171-014
013-171-004

CITY APPROVAL STAMP

THE PAUL DAVIS PARTNERSHIP
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Drawn By: AC/VQ

Drawing Date: 12.18.25

Project Number: 2412

Revisions:

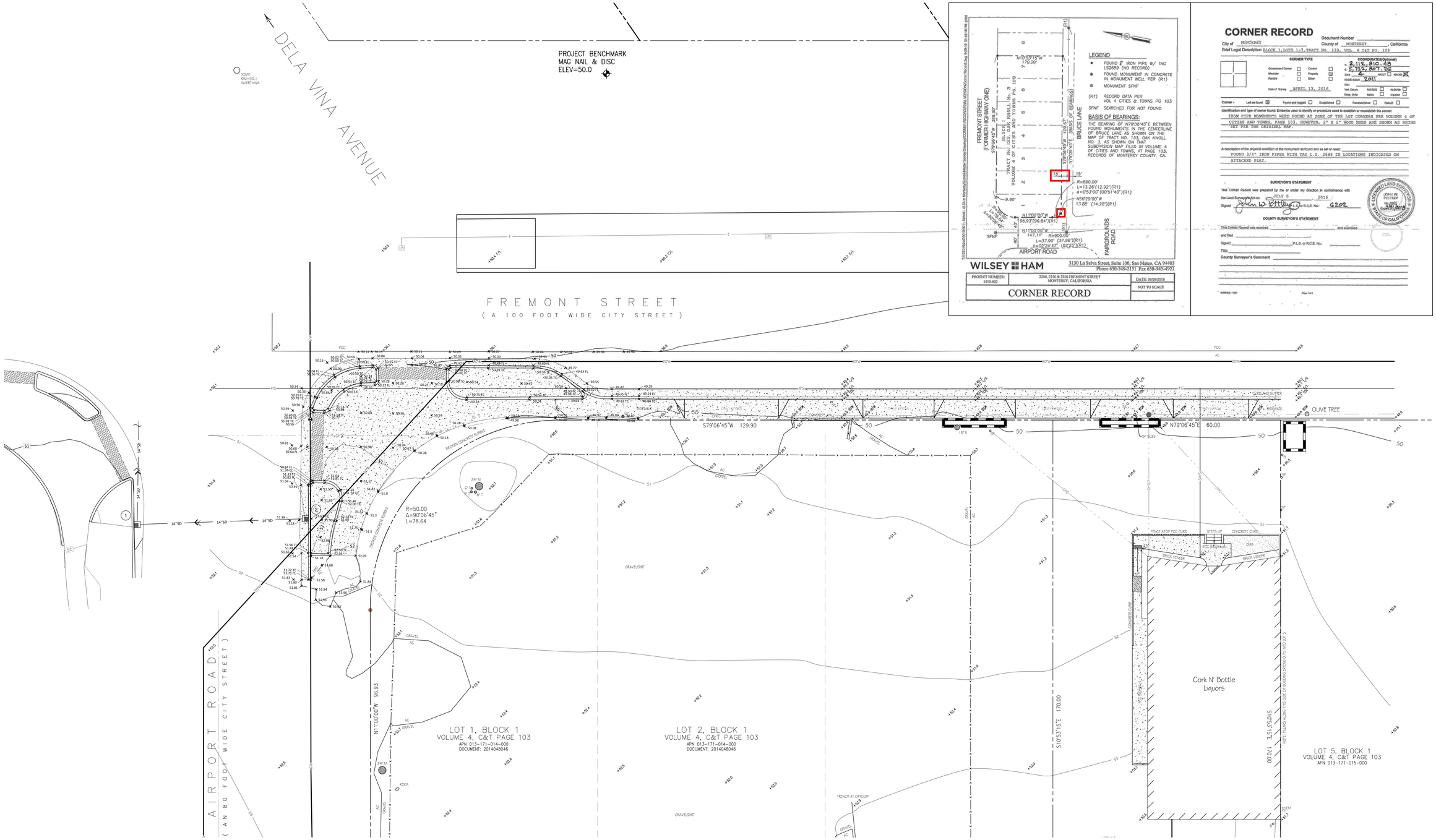
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Sheet Title:
TYPICAL EXTERIOR DETAILS

Sheet Number:

A8.1

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SEE SHEET C1.2

EXISTING CONDITIONS NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY PREPARED BY LUCIDO SURVEYORS, MARCH 2018, SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT NECESSARILY BE SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN. ALL UTILITY LOCATIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR. INVERT ELEVATIONS AND/OR DEPTHS HAVE BEEN PROVIDED BY OTHERS.
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BASIS OF BEARING:

THE BEARING OF N79°06'45"E AS SHOWN ON CORNER RECORD 1821 AS FOUND MONUMENTED AND SHOWN HEREON IS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	TRUNCATED DOMES
SD	CURB LINE
HCR	STORM LINE
TC	HANDICAP RAMP
FL	TOP OF CURB
1	FLOW LINE
S	CATCH BASIN
	SANITARY/STORM STRUCTURE #
TS	TRAFFIC SIGNAL BOX
	PEDESTRIAN CONTROL SIGNAL ARM
#1	TRAFFIC CONTROL SIGNAL ARM
	TRAFFIC SIGNAL POLE
	WATER VALVE
	PROJECT CONTROL POINT

STORM TABLE:

1. CURB INLET
   FL = 50.67
   IE 14" (N) = 47.27
   IE 14" (E) = 47.27
2. CURB INLET
   FL = 50.89
   IE 14" (W) = 47.39

LEGEND:

	FOUND 3/4" IRON PIPE, LS 2689		WOOD FENCE	SP	SIGN POST
	RECORD BOUNDARY		WOOD & IRON FENCE	SP NPAT	SIGN POST NO PARKING ANY TIME
	RECORD RIGHT OF WAY	EP	EDGE OF PAVEMENT	SP SL15	SIGN POST SPEED LIMIT 15
	RECORD LOT LINE	FLOWLINE	FLOWLINE	SP NPAT CDD	SIGN POST NO PARKING ANY TIME CAUTION BLIND DRIVE
	RECORD CENTERLINE	OHTC	OVERHEAD TELEPHONE & CABLE TV	SP STOP	SIGN POST STOP SIGN
	OLD RECORD LINE	OHE	OVERHEAD ELECTRIC LINE		BLOCK PLANTER
WV	WATER VALVE	E	UNDERGROUND ELECTRIC LINE	AC	ASPHALT CONCRETE
WM	WATER METER	G	GAS LINE	CP	CONCRETE PAD
LP	LAMP POST W/DBL. OR SINGLE LUMINARIES	W	WATER LINE	CSW	CONCRETE SIDEWALK
EM	ELECTRIC METER	COM	COMMUNICATIONS LINE	DG	DECOMPOSED GRANITE
TS	TRAFFIC SIGNAL	SS	SANITARY SEWER LINE	DRWY	DRIVEWAY
UB	UTILITY BOX	SSMH	SANITARY SEWER MANHOLE	PCC	PORTLAND CEMENT CONCRETE
UP	UTILITY POLE	CO	SANITARY SEWER CLEAN-OUT	PVC	POLY VINYL CHLORIDE
GW	GUY WIRE	B	BOLLARD	RCP	REINFORCED CONCRETE PIPE

12" T	TREE WITH SIZE AND TYPE
K	OAK
M	PALM
+49.9	SPOT ELEVATION
+49.9 LG	LIP OF GUTTER ELEVATION
+49.9 FL	FLOWLINE ELEVATION
+49.9 TOC	TOP OF CURB ELEVATION
+49.9 BSW	BACK OF SIDEWALK ELEVATION
	FOUND MONUMENT IN BRUCE LANE
	GROOVED CONCRETE
	STREET SIGN POST
SD	STORM DRAIN PIPE w/ DIRECTION OF FLOW

N

EXISTING CONDITIONS SURVEY MAP - NORTH

SCALE: 1 = 10'-0"

SCALE: 1" = 10'-0"

C1.1

Project / Owner:

WFP II, LP

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Drawn By: DC/VQ

Drawing Date: 12.29.25

Project Number: 2508

Revisions:

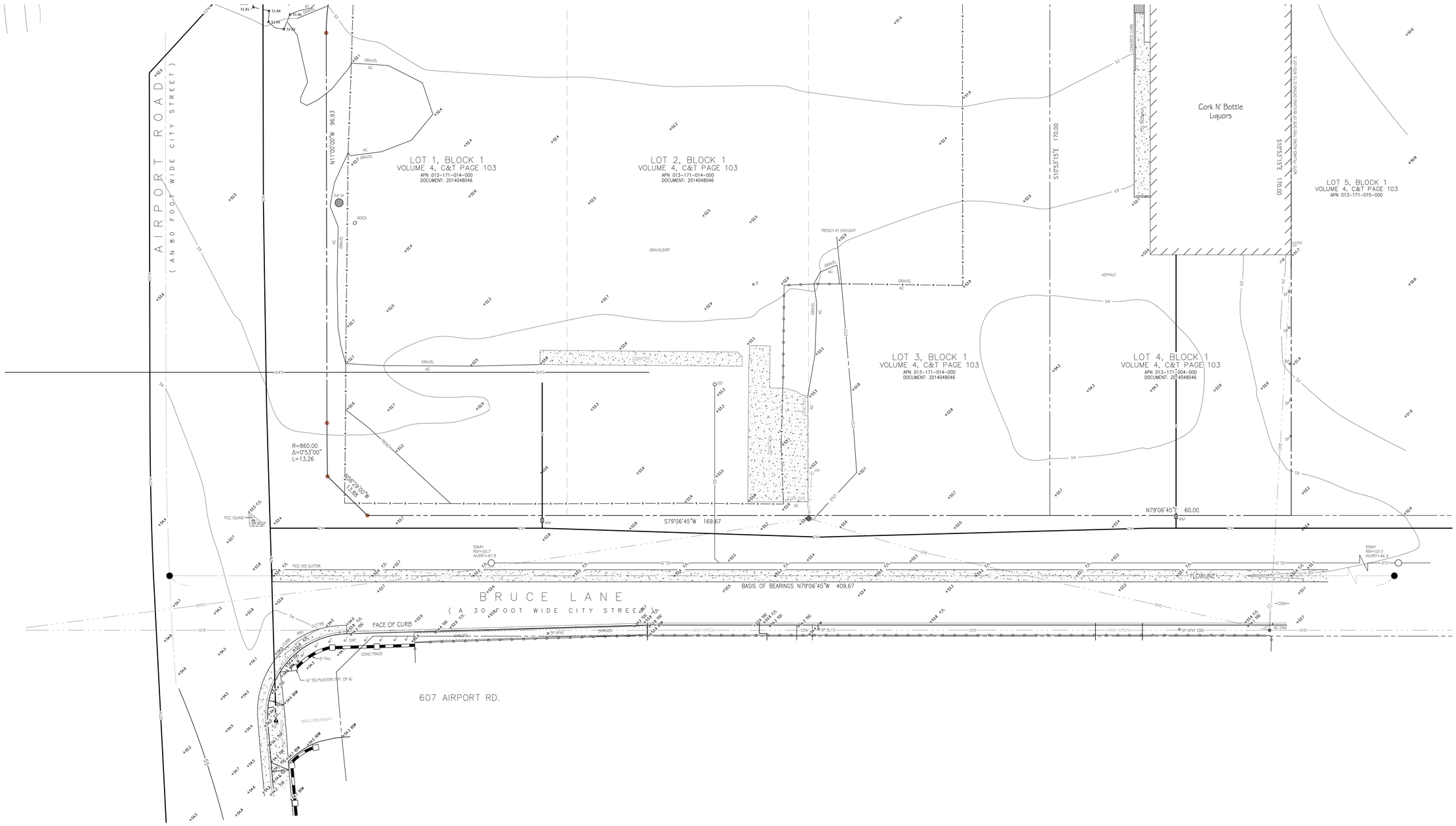
Sheet Title:
EX. CONDITIONS SURVEY MAP - NORTH

Sheet Number:

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SEE SHEET C1.1



SEE SHEET C1.3

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- CONCRETE SURFACE
- TRUNCATED DOMES
- CURB LINE
- SD — STORM LINE
- HCR — HANDICAP RAMP
- TC — TOP OF CURB
- FL — FLOW LINE
- CATCH BASIN
- 1 1 — SANITARY/STORM STRUCTURE #
- S — TRAFFIC SIGNAL BOX
- PEDESTRIAN CONTROL SIGNAL ARM
- TS — TRAFFIC CONTROL SIGNAL ARM
- TRAFFIC SIGNAL POLE
- WATER VALVE
- #1 — PROJECT CONTROL POINT

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   FL = 50.67
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   IE 14" (E) = 47.27
2. CURB INLET
   FL = 50.89
   IE 14" (W) = 47.39

LEGEND:

FOUND 3/4" IRON PIPE, LS 2689	WOOD FENCE	SIGN POST	TREE WITH SIZE AND TYPE
RECORD BOUNDARY	WOOD & IRON FENCE	SP NPAT — SIGN POST NO PARKING ANY TIME	OAK
RECORD RIGHT OF WAY	EP — EDGE OF PAVEMENT	SP SL15 — SIGN POST SPEED LIMIT 15	PALM
RECORD LOT LINE	FLOWLINE — FLOWLINE	SP NPAT CZD — SIGN POST NO PARKING ANY TIME CAUTION BLIND DRIVE	SPOT ELEVATION
RECORD CENTERLINE	OHTC — OVERHEAD TELEPHONE & CABLE TV	SP STOP — SIGN POST STOP SIGN	LIP OF GUTTER ELEVATION
OLD RECORD LINE	OHE — OVERHEAD ELECTRIC LINE	BLOCK PLANTER	FLOWLINE ELEVATION
WV — WATER VALVE	E — UNDERGROUND ELECTRIC LINE	AC — ASPHALT CONCRETE	TOP OF CURB ELEVATION
WM — WATER METER	G — GAS LINE	CP — CONCRETE PAD	BACK OF SIDEWALK ELEVATION
LP — LAMP POST W/DBL. OR SINGLE LUMINARIES	W — WATER LINE	CSW — CONCRETE SIDEWALK	FOUND MONUMENT IN BRUCE LANE
EM — ELECTRIC METER	COM — COMMUNICATIONS LINE	DG — DECOMPOSED GRANITE	GROOVED CONCRETE
TS — TRAFFIC SIGNAL	SS — SANITARY SEWER LINE	DRWY — DRIVEWAY	STREET SIGN POST
UB — UTILITY BOX	SSMH — SANITARY SEWER MANHOLE	PCC — PORTLAND CEMENT CONCRETE	SD — STORM DRAIN PIPE w/ DIRECTION OF FLOW
UP — UTILITY POLE	CO — SANITARY SEWER CLEAN-OUT	PVC — POLY VINYL CHLORIDE	
GW — GUY WIRE	B — BOLLARD	RCP — REINFORCED CONCRETE PIPE	

N

EXISTING CONDITIONS SURVEY MAP - SOUTH

SCALE: 1 = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

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Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

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Drawn By: DC/VQ

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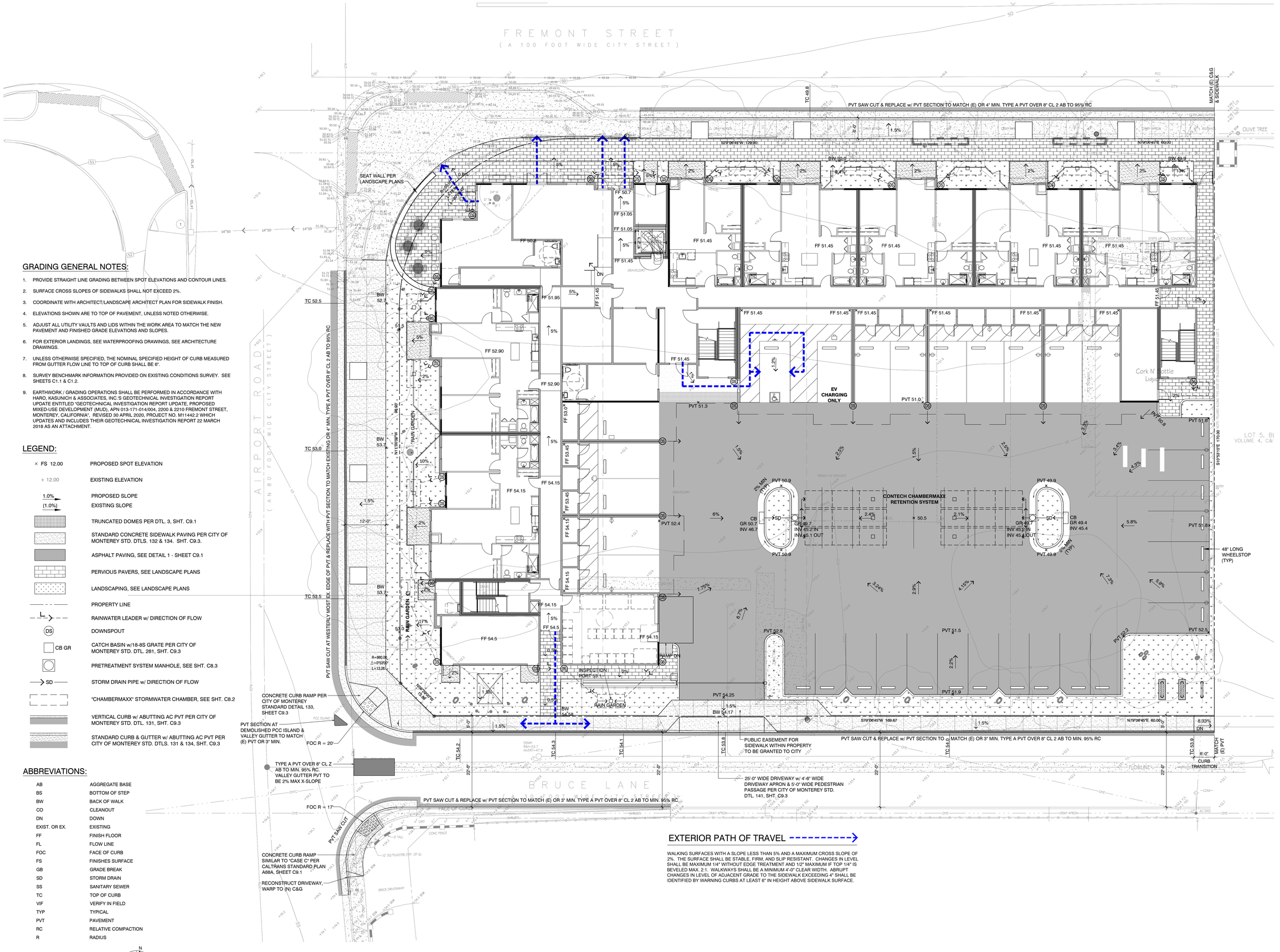
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Sheet Title:
EX. CONDITIONS SURVEY MAP - SOUTH

Sheet Number:

C1.2



GRADING GENERAL NOTES:

1. PROVIDE STRAIGHT LINE GRADING BETWEEN SPOT ELEVATIONS AND CONTOUR LINES.
2. SURFACE CROSS SLOPES OF SIDEWALKS SHALL NOT EXCEED 2%.
3. COORDINATE WITH ARCHITECT/LANDSCAPE ARCHITECT PLAN FOR SIDEWALK FINISH.
4. ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
5. ADJUST ALL UTILITY VAULTS AND LIDS WITHIN THE WORK AREA TO MATCH THE NEW PAVEMENT AND FINISHED GRADE ELEVATIONS AND SLOPES.
6. FOR EXTERIOR LANDINGS, SEE WATERPROOFING DRAWINGS, SEE ARCHITECTURE DRAWINGS.
7. UNLESS OTHERWISE SPECIFIED, THE NOMINAL SPECIFIED HEIGHT OF CURB MEASURED FROM GUTTER FLOW LINE TO TOP OF CURB SHALL BE 6".
8. SURVEY BENCHMARK INFORMATION PROVIDED ON EXISTING CONDITIONS SURVEY. SEE SHEETS C1.1 & C1.2.
9. EARTHWORK / GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH HARO, KASUNICH & ASSOCIATES, INC.'S GEOTECHNICAL INVESTIGATION REPORT UPDATE ENTITLED "GEOTECHNICAL INVESTIGATION REPORT UPDATE, PROPOSED MIXED-USE DEVELOPMENT (MUD), APN 013-171-014/004, 2200 & 2210 FREMONT STREET, MONTEREY, CALIFORNIA", REVISED 30 APRIL 2020, PROJECT NO. M11442.2 WHICH UPDATES AND INCLUDES THEIR GEOTECHNICAL INVESTIGATION REPORT 22 MARCH 2018 AS AN ATTACHMENT.

LEGEND:

× FS 12.00	PROPOSED SPOT ELEVATION
+ 12.00	EXISTING ELEVATION
1.0%	PROPOSED SLOPE
(1.0%)	EXISTING SLOPE
	TRUNCATED DOMES PER DTL. 3, SHT. C9.1
	STANDARD CONCRETE SIDEWALK PAVING PER CITY OF MONTEREY STD. DTLS. 132 & 134. SHT. C9.3.
	ASPHALT PAVING, SEE DETAIL 1 - SHEET C9.1
	PERVIOUS PAVERS, SEE LANDSCAPE PLANS
	LANDSCAPING, SEE LANDSCAPE PLANS
	PROPERTY LINE
	RAINWATER LEADER w/ DIRECTION OF FLOW
DS	DOWNSPOUT
CB GR	CATCH BASIN w/18-8S GRATE PER CITY OF MONTEREY STD. DTL. 281, SHT. C9.3
	PRETREATMENT SYSTEM MANHOLE, SEE SHT. C8.3
SD	STORM DRAIN PIPE w/ DIRECTION OF FLOW
	"CHAMBERMAXX" STORMWATER CHAMBER, SEE SHT. C8.2
	VERTICAL CURB w/ ABUTTING AC PVT PER CITY OF MONTEREY STD. DTL. 131, SHT. C9.3
	STANDARD CURB & GUTTER w/ ABUTTING AC PVT PER CITY OF MONTEREY STD. DTLS. 131 & 134, SHT. C9.3

ABBREVIATIONS:

AB	AGGREGATE BASE
BS	BOTTOM OF STEP
BW	BACK OF WALK
CO	CLEANOUT
DN	DOWN
EXIST. OR EX.	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FOC	FACE OF CURB
FS	FINISHES SURFACE
GB	GRADE BREAK
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
VIF	VERIFY IN FIELD
TYP	TYPICAL
PVT	PAVEMENT
RC	RELATIVE COMPACTION
R	RADIUS

EXTERIOR PATH OF TRAVEL

WALKING SURFACES WITH A SLOPE LESS THAN 5% AND A MAXIMUM CROSS SLOPE OF 2%. THE SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL SHALL BE MAXIMUM 1/4" WITHOUT EDGE TREATMENT AND 1/2" MAXIMUM IF TOP 1/4" IS BEVELED MAX. 2:1. WALKWAYS SHALL BE A MINIMUM 4'-0" CLEAR WIDTH. ABRUPT CHANGES IN LEVEL OF ADJACENT GRADE TO THE SIDEWALK EXCEEDING 4" SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE SIDEWALK SURFACE.

GRADING, PAVING & DRAINAGE PLAN

SCALE: 1 = 10'-0"

SCALE: 1" = 10'-0"

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Sheet Title:
GRADING, PAVING & DRAINAGE PLAN

Sheet Number:

C5.1

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FREMONT STREET
(A 100 FOOT WIDE CITY STREET)

AIRPORT ROAD
(AN 80 FOOT WIDE CITY STREET)

BRUCE LANE
(A 30 FOOT WIDE CITY STREET)

S79°06'45"W 129.90

N79°06'45"E 60.00

S79°06'45"W 169.67

N79°06'45"E 60.00

CURB AND GUTTER

EV CHARGING ONLY

LOT 5, BLC
VOLUME 4, C&T

6" PVC DR 14 C900

(N) FIRE HYDRANT & VALVE CONNECTION TO WATER MAIN PER CAL AM STD. DWG. CAW-ND-W207

6" FIRE SERVICE PER CAL AM STD. DWG. CAW-ND-W208

SEE IRRIGATION PLAN FOR CONTINUATION

1½" IRRIGATION, BACKFLOW PREVENTER PER CAL AM STD. DWG. CAW-ND-W204

4" WATER SERVICE PER CAL AM STD. DWG. CAW-ND-W203

INSTALL SS INSIDE DROP PER CITY STD. DTL. 336 4" INVERT = 50.1

CASE 5 TEE CONNECTION PER CAL AM STD. DWG. CAW-ND-W404B

1½" IRRIGATION SERVICE PER CAL AM STD. DWG. CAW-ND-W202

12" HDPE SDR 26 SD S = 15%

12" HDPE SDR 26 SD S = 2%

4" PVC W

4" SSFM

6" PVC FW

4" W

6" FW

1½" IRR

SD

55MH RIM=53.7 INVSE=47.9

55MH RIM=52.8 INVSW=46.3

LEGEND:

- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE, BOX & RISER PER CAL AM STD. DWG. CAW-ND-W105
- WATER METER
- W — WATER LINE w/ WARNING IDENTIFICATION TAPE AND TRACER WIRE PER CAL AM STD. DWG. CAW-ND-W103
- FW — FIRE WATER
- SD — STORMWATER PIPE w/ DIRECTION OF FLOW
- IRR — IRRIGATION WATER (SEE IRRIGATION PLAN)
- SS — EXISTING SANITARY SEWER MAIN & MANHOLE
- W — EXISTING WATER MAIN
- "CHAMBERMAXX" STORMWATER CHAMBER, SEE SHT C8.2
- SSFM — SANITARY SEWER FORCE MAIN
- L — 4" SDR-26 PVC RAINWATER LEADER w/ DIRECTION OF FLOW

WET UTILITY PLAN

SCALE: 1 = 10'-0"

SCALE: 1" = 10'-0"

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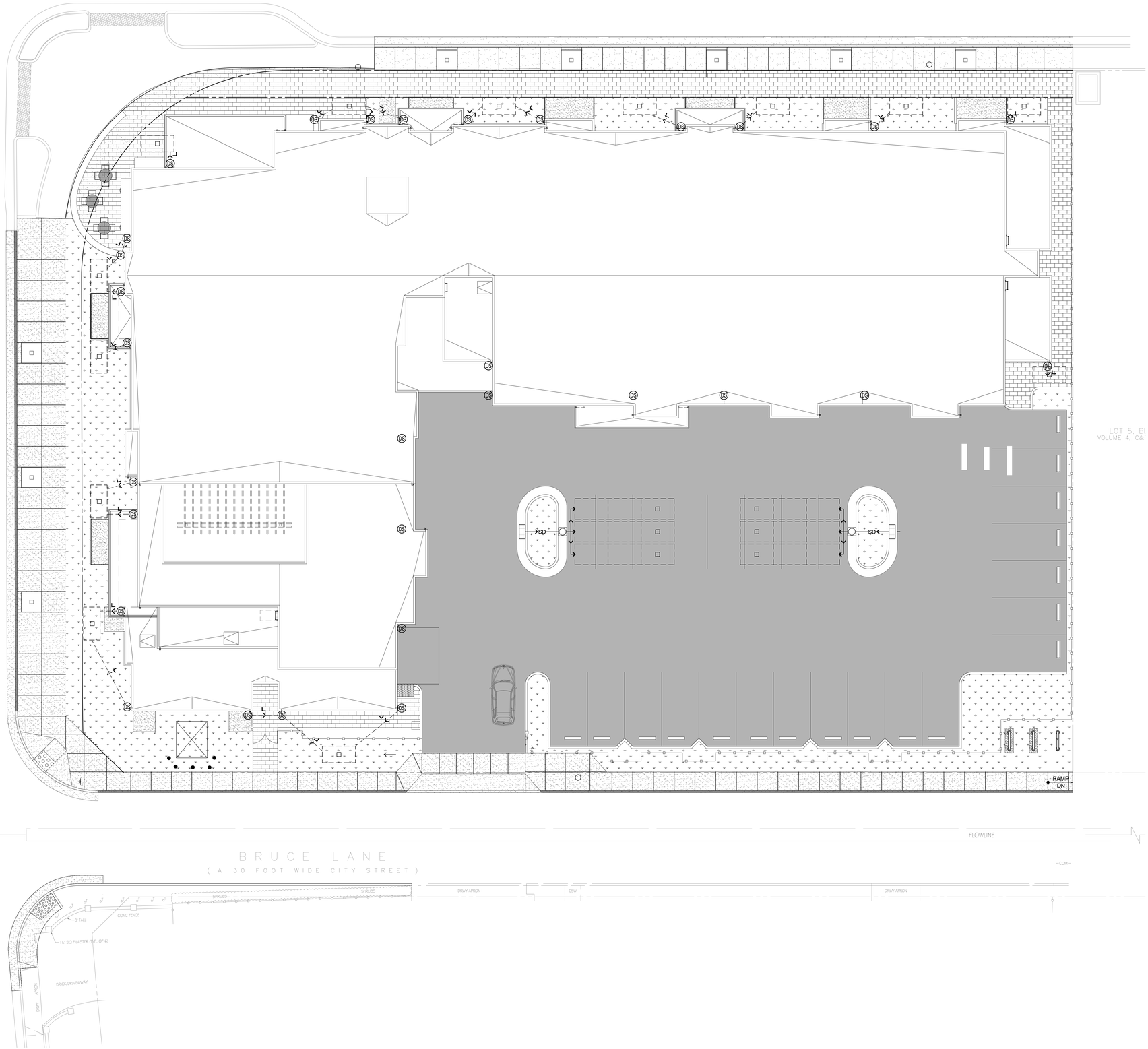
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WET UTILITY PLAN

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C6.1

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LEGEND:

- CONCRETE PAVING
- ASPHALT PAVING
- PERVIOUS PAVERS
- LANDSCAPING
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- RAINWATER LEADER w/ DIRECTION OF FLOW
- DRAINAGE DIRECTION
- DS — DOWNSPOUT
- CB — CATCH BASIN
- PRETREATMENT SYSTEM MANHOLE
- SD — STORM DRAIN PIPE w/ DIRECTION OF FLOW
- "CHAMBERMAXX" STORMWATER CHAMBER AT NOMINAL 8' CHAMBER LENGTHS w/ 1 INSPECTION PORT PER ROW
- PROPERTY LINE

NOTES:

1. STORMWATER DESIGN & TREATMENT IS BASED ON THE REQUIREMENTS OF THE CENTRAL COAST POST-CONSTRUCTION REQUIREMENTS (PCRs) AS ADOPTED BY THE CENTRAL COAST WATER BOARD ORDER R3-2013-0032 IN JULY 2013.
2. STORMWATER INFILTRATION RATES ARE BASED ON HARO, KASUNICH & ASSOCIATES, INC.'S PERCOLATION TEST ADDENDUM ENTITLED, "GEOTECHNICAL INVESTIGATION ADDENDUM, PERCOLATION TESTING, PROPOSED MIXED USE DEVELOPMENT (MUD), APN 013-171-014/004, 2200 & 2210 FREMONT STREET, MONTEREY, CALIFORNIA", DATED 14 JANUARY 2018 [SIC] CORRECTED TO 14 JANUARY 2019.
3. IMPERVIOUS STORMWATER SURFACES WILL BE MANAGED BY CONTECH ENGINEERED SOLUTIONS' CHAMBERMAXX STORMWATER RETENTION SYSTEM UTILIZING SUBSURFACE INFILTRATION, WHILE STORMWATER RUNOFF ONTO PERVIOUS SURFACES WILL BE SELF-TREATED BY PERVIOUS PAVERS OR LANDSCAPING.

STORMWATER DRAINAGE MANAGEMENT AREAS

DMA #	SURFACE	AREA (SF)	DRAINS TO
1	PARKING (ASPHALT)	12,131	SCM-1
1A	ROOF	4,003	SCM-2
1B	ROOF	8,358	SCM-3
1C	ROOF	231	SCM-4
1D	ROOF	7,751	SCM-1
1E	ROOF	538	SCM-5
2	PERVIOUS PAVERS & PATIOS	2,912	SUBSURFACE INFILTRATION
3	LANDSCAPING	285	"
3A	LANDSCAPING	58	"
3B	LANDSCAPING	89	"
3C	LANDSCAPING	102	"
3D	LANDSCAPING	138	"
3E	LANDSCAPING	154	"
3F	LANDSCAPING	65	"
3G	LANDSCAPING	1,368	-
3H	LANDSCAPING / RAINGARDEN	275	SCM-5 & SUBSURFACE
3I	LANDSCAPING / RAINGARDEN & PATIOS	2,098	SCM-2 & SUBSURFACE
TOTAL	-	40,556	-

N

STORMWATER CONTROL PLAN

SCALE: 1 = 10'-0"

0 5 10 20

SCALE: 1" = 10'-0"

Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

CITY APPROVAL STAMP

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Drawn By: DC/VQ

Drawing Date: 12.29.25

Project Number: 2508

Revisions:

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Sheet Title:
STORMWATER CONTROL PLAN

Sheet Number:

C8.1

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GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
10. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
11. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
13. ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
16. FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
17. CONTRACTOR SHALL, PRIOR TO BID, FIELD VERIFY ALL REQUIREMENTS FOR MODIFYING THE EXISTING CLOCK, DATA, AND INTERCOM SYSTEMS TO ACCOMMODATE ADDITIONS NOTED. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NEEDED TO MAKE A FULLY OPERATIONAL SYSTEM AT THE CONCLUSION OF PROJECT WORK.
18. CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
19. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE EXISTING CONDUIT WHERE POSSIBLE.
20. WHERE IT IS NOT POSSIBLE TO REUSE EXISTING CONDUIT OR RUN NEW CONCEALED CONDUIT USE NON-METALLIC SURFACE RACEWAY AND BOXES. ROUTING OF ALL NON-METALLIC RACEWAYS SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
21. EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO EXISTING UNDERGROUND SYSTEMS AS A RESULT OF NEW WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER.
23. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
24. WHERE NON-METALLIC SHEATHED CONDUCTORS ARE FOUND, THE CONTRACTOR SHALL REMOVE TO FULLEST EXTENT PER THE GENERAL DEMOLITION NOTES AND REPLACE WITH CONDUIT. METAL CLAD CABLE WILL BE PERMITTED ON A CASE-BY-CASE BASIS ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT.
25. ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY [ARCHITECT] [ELECTRICAL ENGINEER] BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH [ARCHITECT] [ELECTRICAL ENGINEER]. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE [ARCHITECT] [ELECTRICAL ENGINEER]. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE [ARCHITECT] [ELECTRICAL ENGINEER] WILL BE MADE.
26. CONTRACTOR SHALL COORDINATE WITH PG&E, AT&T & PAY ALL CHARGES FOR TEMPORARY CONSTRUCTION POWER & TELEPHONE.
27. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND OBTAIN UTILITY COMPANY CONSTRUCTION DOCUMENTS. UTILITY COMPANY CHARGES SHALL BE PAID BY OWNER.

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT
- DIGITAL DUAL TECHNOLOGY OCC. SENSOR
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- DRC — DIMMER ROOM CONTROLLER
- PC — PLUG LOAD CONTROLLER
- RC — ROOM LIGHTING CONTROLLER
- LCP — LIGHTING CONTROL PANEL
- DL — DIGITAL DAYLIGHT SENSOR
- SINGLE POLE SWITCH ★★
- SINGLE POLE SWITCH, ★★ a = CIRCUIT CONTROLLED
- THREE WAY SWITCH ★★
- FOUR WAY SWITCH ★★
- M — MANUAL MOTOR STARTER
- K — KEY OPERATED SWITCH ★★
- LIGHTING DIMMER ★★
- DIGITAL ON/OFF SWITCH ★★
- $_{D}$ — DIGITAL DIMMER SWITCH ★★
- $_{MSE}$ — DIGITAL MULTI SCENE LIGHTING SWITCH ★★
- $_{DTS}$ — DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR ★★
- WALL OCCUPANCY SENSOR ★★
- $_{2}$ — DOUBLE SWITCHED WALL OCCUPANCY SENSOR ★★
- DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- $_{2}$ — 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★

- SECURITY DOOR CONTACTS
- MD — SECURITY MOTION DETECTOR
- SC — CCTV CAMERA
- KP — SECURITY SYSTEM KEYPAD
- DOOR BELL PUSHBUTTON
- CH — DOOR CHIME WITH LED
- RECEPTACLE - DUPLEX ★
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX★
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- RECEPTACLE DOUBLE DUPLEX★
- HALF SWITCHED DUPLEX RECEPTACLE ★
- SINGLE RECEPTACLE★
- DUPLEX RECEPTACLE - CEILING MOUNTED
- HC — LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ★
- C — LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ★
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE★
- POWER POLE
- WALL TELEPHONE OUTLET ★★
- [#] — VOICE/DATA WALL OUTLET ★
- [#] — VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] — SURFACE MOUNTED VOICE/DATA WALL OUTLET ★
- [#] — SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] — VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET ★
- [#] — VOICE/DATA OUTLET - CEILING MOUNTED
- S — INTERIOR SPEAKERS CEILING MOUNTED
- S — INTERIOR SPEAKERS WALL MOUNTED
- CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION

- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M — METER W/ CURRENT TRANSFORMER
- J — JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- SPD — SURGE PROTECTIVE DEVICE
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- ERMS
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- E — CONDUIT EMERGENCY SYSTEM
- LV — LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- #10 — CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.
- Z — SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 3 — SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET

- X — DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL
- FXXX — FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- X / X XX — DETAIL NUMBER; DETAIL OR SECTION REFERENCE; SHEET NUMBER
- X / Y — INDICATES QUANTITY OF TELEPHONE OUTLETS; INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE	GFCI	GROUND FAULT	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	GFI	INTERRUPTING	OAH	OVERALL HEIGHT
ALUM/AL	ALUMINUM	GND, G	GROUND	OC	ON CENTER
ARCH	ARCHITECT	GRS	GALVANIZED RIGID	OH	OVERHEAD
AWG	AMERICAN WIRE GAUGE	HT	STEEL HEIGHT	OFCI	OWNER FURNACED CONTRACTOR INSTALLED
BKR	BREAKER	IC	INTERCOM	PA	PUBLIC ADDRESS
C	CONDUIT	IDF	INTERMEDIATE DISTRIBUTION FRAME	PB	PULL BOX
CATV	CABLE TV	INCAND	INCANDESCENT	PF	POWER FACTOR
CB	CIRCUIT BREAKER	JB	JUNCTION BOX	PH	PHASE
CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT	PIR	PASSIVE INFRARED
CKT	CIRCUIT	KVA	KILOVOLT AMPERES	PNL	PANEL
CL	CENTER LINE	KW	KILOWATT	PV	PHOTOVOLTAIC
CLG	CEILING	LCP	LIGHTING CONTROL PANEL	PVC	POLYVINYL CHLORIDE
C.O.	CONDUIT ONLY	LTG	LIGHTING	PWR	POWER
CTR	CENTER	LV	LOW VOLTAGE	(R)	RELOCATE
D	DIMMER	KCM	THOUSAND CIRCULAR MILS	(RP)	REMOVABLE POLE
DIM	DIMENSION	M.B.	MAIN CIRCUIT BREAKER	RECPT'S	RECEPTACLES
DIST	DISTRIBUTION	MCA	MINIMUM CIRCUIT AMPS	REQD	REQUIRED
(E)	EXISTING	MDF	MAIN DISTRIBUTION FRAME	REQMT'S	REQUIREMENT(S)
EC	ELECTRICAL CONTRACTOR	MECH	MECHANICAL	SHT	SHEET
(EL)	EVENING LIGHT	MH	METAL HALIDE	SLD	SINGLE LINE DIAGRAM
EM	EMERGENCY	MLO	MAIN LUGS ONLY	STC	SYSTEMS TERMINATION CABINET
EMT	ELECTRICAL METALLIC TUBING	MPOE	MAIN POINT OF ENTRANCE	SW	SWITCH
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	MTD	MOUNTED	SWBD	SWITCHBOARD
EQUIP	EQUIPMENT	MTG	MOUNTING	TTB	TELEPHONE TERMINAL BACKBOARD
EV	ELECTRICAL VEHICLE	MOCP	MAXIMUM OVER CURRENT PROTECTION	TYP	TYPICAL
FA	FIRE ALARM	(N)	NEW	UON	UNLESS OTHERWISE NOTED
FACP	FIRE ALARM CONTROL PANEL	NIC	NOT IN CONTRACT	UG	UNDERGROUND
FC	FOOT CANDLE	NIEC	NOT IN ELECTRICAL CONTRACT	V	VOLT
FIN	FINISH	(NL)	NIGHT LIGHT	VD	VOLTAGE DROP
FL	FLOOR	NO.	NUMBER	W	WATT
FLA	FULL LOAD AMPS	NOM	NOMINAL	W/	WITH
FLUOR	FLUORESCENT			WP	WEATHERPROOF
(F)	FUTURE			XFMR	TRANSFORMER
GC	GENERAL CONTRACTOR				

★ +15" A.F.F. TO BOTTOM OF BOX, U.O.N.
★★ +48" A.F.F. TO TOP OF BOX, U.O.N.
[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	4 3/4" W X 5 1/8" L X 5 1/2" DEEP WALL MTD LED FIXTURE, CLEAR SAFETY GLASS OPTICAL, MARINE GRADE, 474 LUMENS, 0-10V DIMMING , FINISH PER ARCH. , AND 120V	10W LED	BEGA B24718 SERIES
XB	21 11/12" W x 5 3/8" L POLE MTD LED FIXTURE,ALUMINUM HOUSING, TYPE T2S, ARM MOUNT, 0-10V DIMMING, 2162 LUMENS,EHS MOUNTING, FINISH PER ARCH., UNIVERSAL VOLTAGE, STRAIGHT SQUARE ALUMINUM POLE , CAST ALUMINUM BASE, 4" POLE, 1/8" WALL THICKNESS, 12' POLE, 1-WAY , 4" OD X 6" L, AND FINISH PER ARCH.	21W LED 3000°K	GARDCO PUREFORM LED SERIES SSA POLE SERIES
XC	18 1/2" W SURFACE MTD LED FIXTURE, DIE CAST ALUMINUM HOUSING, 4100 LUMENS, TYPE 5 ROUND DISTRIBUTION, 0-10V DIMMING , FINISH PER ARCH. , AND UNIVERSAL VOLTAGE.	36W LED 3000° K	GARDCO SOFTVIEW SVPD SERIES
XD	7 1/2" W X 39 1/2" L X 11" DEEP BOLLARD LED FIXTURE, SHIELDED,MARINE GRADE, 643 LUMENS, 0-10V DIMMING , FINISH PER ARCH. , AND 120-277V.	11W LED	BEGA B77221 SERIES

APPLICABLE CODES & STANDARDS

CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
4. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
5. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
6. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
7. 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
8. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
10. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
12. NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
13. COUNTY OF MONTEREY ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E001 SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX.

E201 ELECTRICAL - SITE PLAN.

E201F LIGHT FIXTURE SELECTION.

E201P ELECTRICAL - SITE PLAN PHOTOMETRICS .

Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

CITY APPROVAL STAMP

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Drawn By: J.P.

Drawing Date: 12.19.25

Project Number: 2412

Revisions:

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REGISTERED PROFESSIONAL ENGINEER — ELDRIDGE — 27788 — 6/30/26 — ELECTRICAL — CALIFORNIA
PLANNING SUBMITTAL

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

Project No. 24-307.00

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Sheet Title:
SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX

Sheet Number:

E001

NOTES:

A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.

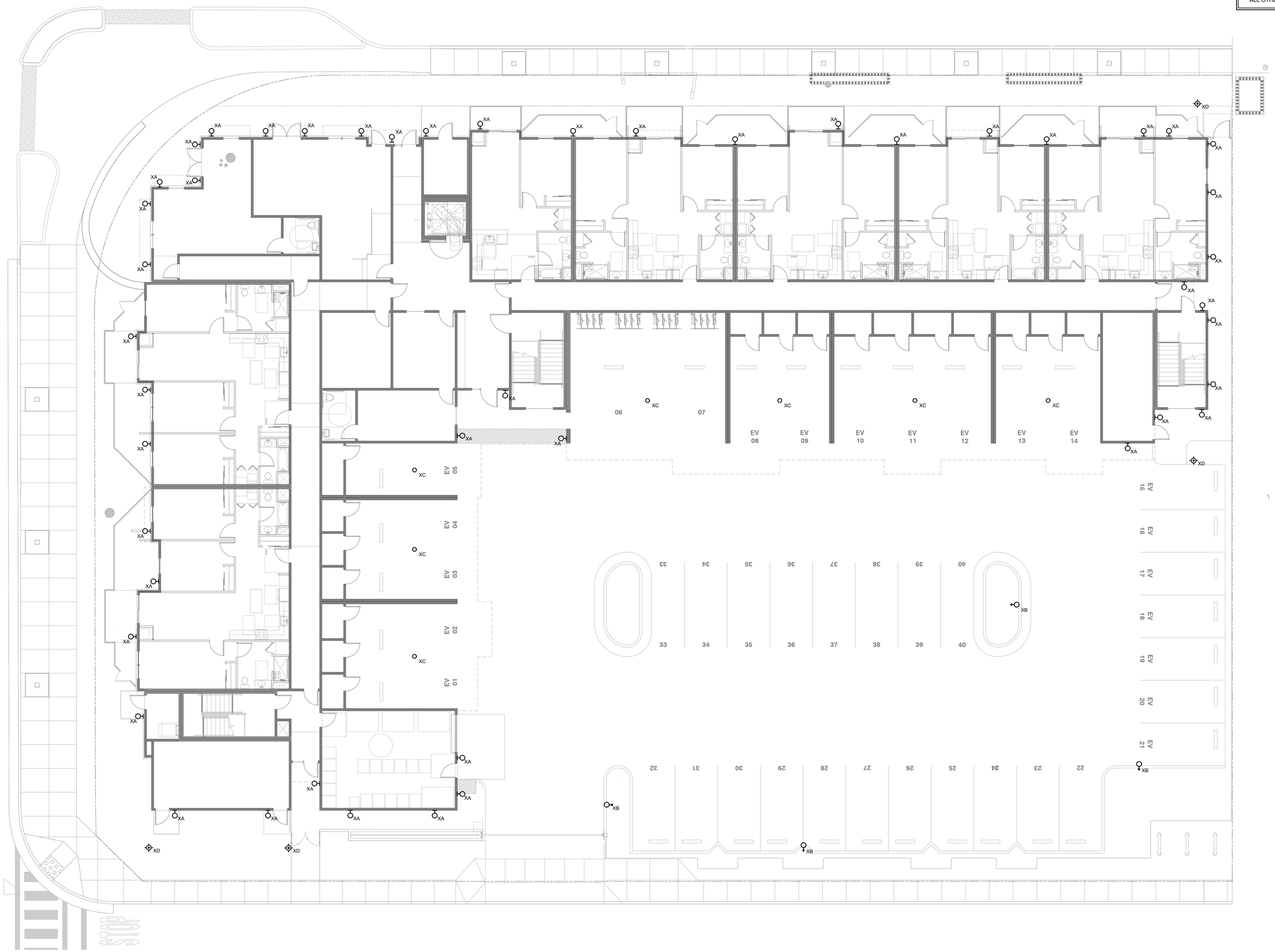
B. ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.

C. ALL UTILITIES (PG&E, AT&T AND CATV) ARE SHOWN IN SCHEMATIC FORM ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS WITH UTILITY COMPANY ENGINEERED DRAWINGS PRIOR TO START OF CONSTRUCTION AND PROVIDE FACILITIES ACCORDINGLY.

D. U.O.N WALL MTD LIGHT FIXTURES 7' A.F.F.

E. REFER TO ARCHITECT PLANS FOR EXACT CEILING HEIGHTS OF CEILING MTD LIGHT FIXTURES.

F. REFER TO LIGHT FIXTURE SCHEDULE MOUNTING HEIGHT FOR ALL OTHER TYPE OF LIGHT FIXTURES.



Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

CITY APPROVAL STAMP

THE PAUL DAVIS PARTNERSHIP
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Drawn By: J.P.

Drawing Date: 12.19.25

Project Number: 2412

Revisions:

8' 0' 2' 4' 6' 8'
SCALE: 1/8"=1'-0"

NORTH

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REGISTERED PROFESSIONAL ENGINEER ELDRIDGE 27780 ELECTRICAL CALIFORNIA
PLANNING SUBMITTAL

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

Project No. 24-307.00

404 W. Franklin St. ● Suite 100 ● Monterey, CA 93940
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Sheet Title:
ELECTRICAL SITE PLAN

Sheet Number:

E201

Wall washer · Light emission on one side

BEGA

Application
Wall washer with light output in one direction. This luminaire is ideally suited for the even illumination of vertical mounting surfaces. Arranged individually or in groups, they are a great design element for a host of lighting applications. For downlight applications only.

Materials
Clear safety glass with optical texture
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Galvanized zinc-plated mounting bracket
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 4.0lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	8.0 W
System wattage	10.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	471 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Bronze (BRZ)
☐ Silver (SLV)
☐ White (WHT)
☐ Natural Bronze (NTB)
☐ RAL:
☐ CUS:

Type: TYPE XA
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Wall washer · Light emission on one side

	LED	A	B	C
B24718	8.0W	4⅜"	5¼"	5½"

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GARDCO

Site & Area

PureForm

P15 small square area light with comfort optics



Gardco PureForm LED area small square comfort P15 features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project:
Location:
Cat.No:
Type: TYPE: XB
Lumens: Qty:
Notes:

Ordering guide

Example: P15-C-A01-840-TSS-ART-UNV-BL30-MW-EHS-BZ

Prefix	Optic Technology	Configuration (nominal Lumens)	Color Temperature	Distribution	Mounting	Voltage
P15 PureForm area small, 15" square	**C** Comfort	**A01** 2,000 lumens **A02** 4,000 lumens **A03** 6,000 lumens **A04** 8,000 lumens **A05** 10,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **750*** 70CRI 5000K	**TSS** Type 5 Short **T2S** Type 2 Short **T4S** Type 4 Short **4CD** Type 4 Concentrated Downlight **T5S** Type 5 Short	**ART*** Arm mount (Standard) The following mounting kits must be ordered separately (See accessories) **RAM*** Retrofit arm mount kit **WAL** Wall mount	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Dimming controls	Motion sensor lens	Electrical/Shielding	Emergency	Finish
(0-10V dimming driver standard) **DLEA*** Dimming Leads Externally Accessible (controls by others) **FAWS**** Field Adjustable Wattage Selector **SRDR**^,^^,^^^ SR driver connected to 2-wire socket, top mounted DynaDimmer/ Automatic Profile Dimming **CBSO**** Security 50% Dimming, 7 hours **CMSO**** Medium 50% Dimming, 8 hours **CS30**** Security 30% Dimming, 7 hours **CMD0**** Medium 30% Dimming, 8 hours		**PCB**** Photocontrol Button **TRT**^^ 7-pin Twist Lock Receptacle **TLP**^^ 7-pin Twist Lock Receptacle w/3-pin Photocell **SP2*** Increased 20kA **FS0*** Single Fuse (120, 277, 347VAC) **FS2*** Double Fuse (208, 240, 480VAC) The following option must be ordered separately (See accessories) **EHS** External house side shield	**EM***,^^^ Emergency battery pack	Textured **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray Customer specified **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
BL30*,^ Bi-level set at 30% dimming	**MW**^,^^,^^^ Microwave HF Sensor			
WAP*,^^ Wireless Interact (includes SR driver and SR receptacle - do NOT select SRDR	**LW** (7'-15' mounting height) sensor, White color housing **HW** (15'-40' mounting height) sensor, White color housing			

1. Only available with A01 and A03.
2. Extended lead times apply. Contact factory for details.
3. Mounts to a 4-5" OD round pole with adapter included for square poles.
4. Not available with other dimming control options (mutually exclusive).
5. Not available with motion sensor.
6. BL30 must be specified with Microwave HF Sensor (MW).
7. Not available with photocontrols.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. All 7 pins in NEMA receptacle are connected to SR driver.
11. Not available in 480V. Order photocell separately with TR7.
12. Not available with DLEA, SRDR, FAWS, CS50, CM50, CS30, and CM30 dimming control options.
13. Product ships standard with 10kA.
14. Only available in 120/277/347V.
15. When ordering SRDR, controller to be used on socket must be SR compatible (See specifications for more details)

GARDCO

Garage & Canopy

SoftView

SVPG with comfort optics



Gardco SoftView LED parking garage luminaires feature edge lit comfort optics technology, providing uniform indirect illumination that minimizes glare and creates a welcoming environment. Luminaires come standard with 80CRI for improved visibility and an uplight feature that fosters a sense of openness and security by reducing the cave effect. With up to 18,000 lumens, four optical distributions, and five mounting options, SoftView offers a customizable solution for your garage and low/high bay lighting needs. Brighten your space with SoftView and appreciate long-lasting performance, peace of mind, and optimal user experience.

Project:
Location:
Cat.No:
Type: TYPE XC
Lamps: Qty:
Notes:

Ordering guide

Example: SVPG-A06-840-SRD-SUR-UNV-BLBT-L3-SP2-MG

Luminaire	Configuration (nom. lumens)	Color Temp.	Distribution	Mounting	Voltage
SVPG SoftView Parking Garage	**A01** 2,400 **A02** 4,100 **A03** 6,000 **A04** 6,000 **A05** 9,500 **A06** 6,500 **A07** 8,300 **A08** 10,000 **A09** 11,400 **A10** 13,400 **A11** 14,800	**B30** 80CRI, 3000K **B40** 80CRI, 4000K **750*** 70CRI, 5000K	**T1R** Type 1 Rectangular **T3A*** Type 3 Asymmetric **SRD** Type 5 Round **5CD** Type 5 Concentrated Downlight	**SUR** Surface Mount / indirect pendant Mount, Normal vibration rated (pendant and junction box by others) **SBO** Surface Mount, Bridge / Overpass vibration rated **PEN** Direct Pendant Mount, Bridge / Overpass vibration rated (pendant and junction box by others) **TRN**^,^^ Trunnion Mount (must also order separate line item TR mounting kit, see Accessories) **WAL***^ Wall Mount (must also order separate line item WM mounting kit, see Accessories)	**120** 120V **208** 208V **240** 240V **277** 277V **347*** 347V **480*** 480V **UNV** Universal 120-277V **HVU*** High Voltage, Universal 347-480V

Options					
Dimming Controls (only one may be selected)	**Sensing**^ (only one may be selected)	**Electrical**	**Emergency**	**Other options**	**Finish**
0–10V options*		**Fusing***			
none Leave blank (0-10V dimming wires stubbed out) **DLEA***^ Dimming Leads Externally Accessible (controls by others)	**none** Leave blank	**none** Leave blank **FS1** Single Fuse (120V, 277V, or 347V) **FS2** Double Fuse (208V, 240V, or 480V) **FS3** Double Fuse Canadian double pole (208V, 240V, or 480V)	**none** Leave blank **EM***,^^,^^^ UL 924 Listed Emergency Battery Pack, Cold Rated (-20°C to +40°C / -4°F to +104°F) **EC***,^^ UL 924 Listed Emergency Battery Pack, Cold Rated (-20°C to +40°C / -4°F to +104°F) **ERI0D***^ UL 924 Listed Emergency relay to bypass WAP wireless dimming sensor; integral	**BAC*** Meets the requirements of the Buy American Act of 1933 (BAA)	**BZ** Bronze **MG** Medium Gray **WH** White **OC*** Optional color (specify optional color or RAL, contact factory) **SCF** Special Color (must supply color chip, requires factory quote)
BL2D*^ Bi-level set at 20% dimming	**MW*** Microwave Sensor				
BLBT*^ Bi-level with motion sensor, Bluetooth programming, set at 20% dimming	**L2** PIR Sensor, #2 lens **L3** PIR Sensor, #3 lens **L7** PIR Sensor, #7 lens (All sensing is factory customizable, contact factory*)	**Surge Protection**			
DALI options*,^,^^		**blank** SPI Surge Protector 10kV / 10kA (standard) **SP2** Surge Protector 20kV / 10kA (option)			
SRDR* SR Driver connected to SR Receptacle (2'tags 4-pin)	**none** Leave blank				
WAP*,^,^^ Wireless Interact (includes SR driver and SR receptacle	**LW** Low (7'-15' mounting height) sensor, white color housing **HW** High (15'-40' mounting height) sensor, white color housing				

1. T3A not available with A06, A07, A08, A09, A10 or A11 configurations due to thermal and fit restrictions.
2. TRN not available with combination of both DLEA and EM options due to fit restrictions; TRN is available with each individually (either DLEA or EM).
3. BL2D must be combined with MW Microwave Sensor. BLBT must be combined with Sensing option L2, L3 or L7. WAP must be combined with Sensing option LW or HW. Choose only 1: either BL2D-MW or BLBT-L# or WAP-xW.
4. DLEA luminaires has 0-10V dimming wires exiting the luminaire for dimming controls by others.
5. MW available with 120V, 208V, 240V, 277V, UNV or 347V only.
6. Available with 120V, 208V, 240V, 277V or UNV only.
7. Must specify input voltage. UNV and HVU not valid.
8. Choose either Emergency option EM or EC cold. EM only available with A01, AC2, A03 or A06 and EC cold only available with A01, AC2, A03, or A06 due to thermal restrictions. EC cold not available with DLEA or BL2D-MW or BLBT-L# due to fit restrictions; EM is available with DLEA or BL2D-MW or BLBT-L# (does fit).
9. Must contact factory prior to ordering.
10. Extended lead times apply. Contact factory for details.
11. A09, A10, A11 each have 2 drivers therefore due to fit restrictions not available with BL2D or BLBT options. For A09, A10, or A11 with 347V, 480V, HVU, SRDR, WAP — contact factory.
12. SRDR or WAP not available with Emergency options EM or EC cold due to thermal and fit restrictions.
13. ERI0D suitable for use in 40C ambient with A01, AC2, A03, AC4, A06 or A07 (72W max.); suitable for use in 35C ambient with A05 or A08 (90W max.); not available above 90W: no A09, A10 or A11. ERI0D must be installed in conjunction with a UL 1008 device (such as a transfer switch at the electrical panel) and only for use with Wireless Interact Bluetooth programming (BLBT-L# or WAP-xW). ERI0D detection with TRN Trunnion, must be wired at factory; contact factory for details.
14. When ordering SRDR, controller (by others) to be plugged into socket must be SR compatible (see Specifications for more details). Consult factory for lead time.
15. CAUTION: It is advised not to configure WAP with WAL due to potential adverse impacts on Daylight Dependent Regulation (DDR) functionality (which supports photocontrol and daylight harvesting).

Bollard · Shielded · Single

BEGA

Application
Bollard with shielded, direct light for illuminating entrances, paths, and many areas of public and private spaces. These luminaires provide glare-free illumination with a high degree of visual comfort for uniform lighting of ground surfaces.

Materials
Optically textured UV-stabilized acrylic diffuser
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Zinc plated carbon steel anchor bolts with template
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 10.1 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
Maximum ambient temperature	90°C
LED module wattage	7.6W
System wattage	11.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	643lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3000K (K30)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Bronze (BRZ)
☐ Silver (SLV)
☐ White (WHT)
☐ Natural Bronze (NTB)
☐ RAL:
☐ CUS:

Type: TYPE XD
BEGA Product:
Project:
Modified:

Available options
☐ AMB Amber LED
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B79817 Anchorage kit

Bollard · Shielded · Single

	LED	A	B	C
B77221	7.6W	7½"	39¼"	11

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Project / Owner:

WFP II, LP

2200 N. Fremont Mixed-Use

2200 N. FREMONT STREET
MONTEREY, CA 93940
APN: 013-171-014
013-171-004

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Drawn By: J.P.

Drawing Date: 12.19.25

Project Number: 2412

Revisions:

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REGISTERED PROFESSIONAL ENGINEER — ELDRIDGE — PLANNING — CIVIL — STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

Project No. 24-307.00

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Sheet Title:
LIGHT FIXTURE SELECTION

Sheet Number:

E201F

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	XA	48		24718K35	468 lm,10 W	1	466	0.89	10
	XB	4	P15-C-A01-830-TxS-EHS	Pureform Area Small 15" Square, 196 LED's, 3000K CCT, TYPE TxS-EHS OPTIC, 80CRI and with EHS, External House-side Shield	(1) Comfort Light Engine DRIVEN AT 450mA	1	1230	0.89	20.8
	XC	7	SVPG-A02-830-5RD	SoftView Parking Garage (SVPG), 196 LED's, 3000K CCT, TYPE 5RD OPTIC,	(1) COMFORT Light Engine DRIVEN AT 800mA	1	3862	0.89	36
	XD	4		77221	LED 7,8W	1	643	0.89	10

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Site	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
Canopy 1	+	2.3 fc	2.9 fc	1.3 fc	2.2:1	1.8:1
Canopy 2	+	2.3 fc	3.3 fc	1.5 fc	2.2:1	1.5:1
Canopy 3	+	2.5 fc	3.8 fc	1.8 fc	2.1:1	1.4:1
Canopy 4	+	2.1 fc	3.5 fc	0.7 fc	5.0:1	3.0:1
Canopy 5	+	2.4 fc	2.6 fc	1.8 fc	1.4:1	1.3:1
Canopy 6	+	2.0 fc	2.6 fc	0.7 fc	3.7:1	2.9:1
Canopy 7	+	2.3 fc	2.7 fc	1.2 fc	2.3:1	1.9:1
Canopy West	+	3.3 fc	14.6 fc	0.2 fc	73.0:1	16.5:1
Commercial Entrance	+	6.7 fc	14.4 fc	0.8 fc	18.0:1	7.1:1
Entrance 1	+	4.4 fc	11.0 fc	0.9 fc	12.2:1	4.9:1
Entrance 2	+	4.0 fc	15.4 fc	0.5 fc	30.8:1	8.0:1
Entrance 3	+	6.7 fc	19.7 fc	0.7 fc	28.1:1	9.1:1
Exit Elec	+	5.6 fc	17.5 fc	1.3 fc	13.5:1	4.3:1
Fitness Entrance	+	4.8 fc	14.3 fc	0.6 fc	23.8:1	8.0:1
NorthEast Lawn	+	0.1 fc	3.1 fc	0.0 fc	N/A	N/A
Outside Property Line	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Parking Lot	+	0.5 fc	2.9 fc	0.1 fc	29.0:1	5.0:1
Porch Area 1	+	2.2 fc	17.4 fc	0.0 fc	N/A	N/A
Porch Area 2	+	1.9 fc	18.7 fc	0.0 fc	N/A	N/A
South East Lawn	+	0.3 fc	0.6 fc	0.0 fc	N/A	N/A
South Lawn	+	0.8 fc	7.4 fc	0.1 fc	74.0:1	8.0:1
Walkway 1	+	2.3 fc	8.8 fc	0.4 fc	22.0:1	5.8:1
Walkway 2	+	3.9 fc	19.5 fc	0.9 fc	21.7:1	4.3:1

Project / Owner:

WFP II, LP

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SCALE: 1/8"=1'-0"

NORTH

Drawn By: J.P.

Drawing Date: 12.19.25

Project Number: 2412

Revisions:

Sheet Title:
ELECTRICAL SITE PLAN - PHOTOMETRICS

Sheet Number:
E201P

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 24-307.00

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PLANTING PALETTE

SYMBOL	*WUC	BOTANICAL NAME	COMMON NAME	CHARACTER
STREET TREES AT AIRPORT BLVD. & FREMONT ST				
	M	Liriodendron tulipifera	Tulip Tree	Deciduous, 60' tall by 35' spread,yellow flowers
	L	Pistacia chinensis	Chinese Pistache	Deciduous, 40' tall by 40' spread
	M	Plantanus acerfolia 'Columbia'	London Plane Tree	Deciduous, 60' tall by 40' spread
SCREEN TREES AT BRUCE LANE				
	L	Melalueca quinquenervia	Paperbark Tree	Evergreen, 30' tall by 20' spread, white flowers
	M	Podocarpus gracilior	Fern Pine	Evergreen, 40 tall by 20' spread
ORNAMENTAL FLOWERING TREE AT BUILDING FACE				
	L	Ceanothus 'Ray Hartman'	Wild Lilac Tree	Evergreen, 15' tall by 20' spread, blue flowers
	L	Lagestroemia 'Burgundy Cotton'	Crepe Myrtle	Decidous, 10' tall by 10' spread, blue flowers
MITIGATION TREE				
	L	Quercus agrifolia	Coast Live Oak	24" box, multi-trunk
SHRUBS & GROUNDCOVERS AT PARKING LOT: 1,336 SF				
	L	Carex tumulicola	Berkeley Sedge	
	L	Dietes bicolor	Fortnight Lily	
	L	Festuca mairei	Atlas Fescue	
	L	Muhlenbergia rigens	Deer Grass	
ORNAMENTAL SHRUBS & GROUNDCOVERS AT BUILDING FACE: 2,549 SF				
	L	Arctostaphylos 'Emerald Carpet'	Manzanita	
	L	Dietes bicolor	Fortnight Lily	
	L	Carex tumulicola	Berkeley Sedge	
	L	Cistus purpureus	Orchid Rockrose	
	L	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	
PLANTER POTS				
	L	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	
	L	Dietes bicolor	Fortnight Lily	
	L	Phormium tenax	New Zealand Flax	
	L	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	
		Mulch		

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PAVING AND SITE AMENITIES LEGEND

- Concrete Paving: Natural grey, medium broom finish
- Pedestrian Pervious Paver
- Mulch
- Tree Grate
- Moveable Site Furnishings at Commercial Space
- Planter Pots at Commercial Space
- Bike Racks

IRRIGATION DESIGN NOTES

1. The irrigation design will comply with the model water efficient landscape ordinance (MWELO) and local ordinances
2. The design will include a separate metered point of connection with a backflow device
3. The controller will be will have a master valve and flowsensor for managing flow
4. The controller will utilize evapotranspiration data for managing run times
5. The controller will be connected to a rain sensor
6. The system will be designed to prevent runoff
7. The system will be designed by grouping plants of similar water use together into hydrozones
8. Irrigation distribution will be through drip emitters or subsurface drip tubing

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: 2200 N. Fremont — Status: Concept — Calc By: CZ
Project Number: 25.001 — Date: 4/24/2025

Reference Evapotranspiration (ETo) 36.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b] s or d	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 Street Trees	0.5	d	0.81	0.62	40	24.69	551.11
3 Screen Trees at Bruce Lane	0.5	d	0.81	0.62	35	21.60	482.22
4 Ornamental Flowering Trees	0.2	d	0.81	0.25	55	13.58	303.11
5 Parking Lot Shrubs & Groundcovers	0.3	d	0.81	0.37	1336	494.81	11044.27
6 Ornamental Shrubs at Bldg	0.2	d	0.81	0.25	2549	629.38	0.00
7 Planters	0.2	d	0.81	0.25	55	13.58	303.11
				Totals	(A) 4070	(B) 1197.65	12683.82
Special Landscape Areas							
7				1.00	0	0.00	0.00
8				1.00	0	0.00	0.00
			Totals	(C) 0	(D) 0.00		0.00
						ETWU Total (Gallons)	12683.82
						ETWU (Acre Feet)	0.04
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	40879.08
						MAWA (Acre Feet)	0.13

***Hydrozone #/Planting Description** E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

***Irrigation Method** overhead spray or drip

***Irrigation Efficiency** 0.75 for spray head 0.81 for drip

***ETWU (Annual Gallons Required) =** Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

***MAWA (Annual Gallons Allowed) =** (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1197.65
Total Area	(A)	4070.00
Average ETAF	**B ÷ A**	0.29

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	1197.65
Total Area	(A+C)	4070.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.29

BFS Landscape Architects

2200 NORTH FREMONT STREET MIXED USE PROJECT

PLANNING SUBMITTAL
MONTEREY, CALIFORNIA

GENERAL NOTES

DESIGN INTENT These Drawings and accompanying technical specifications represent the general design intent to be implemented on the site. Contractor shall be responsible for contacting the Owner's Representative for any additional clarification or details necessary to accommodate site conditions.

CONTRACTOR COORDINATION The Contractor shall coordinate and otherwise integrate his work with that of others in an efficient, craftsmanlike and timely manner so as to provide the Owner with a well-constructed, easily maintainable project. Each contractor shall notify others at least two working days in advance of covering, completing or exposing work to be installed by others.

CONTRACTORS' JOB SITE CONDITIONS Refer to Division 00 and Division 01 of the Project Specifications

GENERAL SITE NOTES The Contractor agrees to assume sole and complete responsibility for site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Design Consultant harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or the Design Consultant.

COMPOSITE BASE SHEET The proposed improvements shown on these Drawings are superimposed on a base sheet. This base sheet is compiled from a boundary survey, a topographic survey, architectural and/or engineering documents and other data as made available by the Owner. The Design Consultant shall not be held liable for changes, inaccuracies, omissions or other errors on these documents. The composite base sheet is provided only as an aid, and the Contractor shall be responsible for reviewing these documents and incorporating/integrating all construction as required to accommodate same.

UTILITIES A reasonable effort has been made to locate and delineate all known underground utilities. The Contractor is cautioned that only excavation will reveal the types, extent, sizes, location and depths of such underground utilities. However, the Design Consultant can assume no responsibility for the completeness or accuracy of delineation of such underground utilities, nor for the existence of other buried objects or utilities which are not shown on these Drawings.

- For areas under public ownership or private lands with public utility easements, the Contractor is responsible for contacting utility companies prior to commencing construction, and requesting a visual verification of the locations of their underground utilities. The utility companies are members of the Underground Service Alert (USA) one-call program. Notification shall be a minimum of (2) working days in advance of performing excavation work by contacting USA North at 811 / 1-800-227-2600 / www.usanorth.org for Northern California, and DigAlert 811 / www.digalert.org for Southern California.
- For areas under private ownership and campuses not members of USA, the Contractor is responsible for engaging the services of a private utility locator for a visual verification of the locations of underground utilities. Excavation is defined as being 6 or more inches in depth below the existing surface.

CODES / STANDARDS

GENERAL: Bring conflicts between Codes, Referenced Standards, Drawings, and Specifications to the attention of the Construction Manager in writing, for resolution before taking any action. Where differences exist between codes and standards, the one affording the greatest protection shall apply. If the year of adoption is omitted from the Code or Standard designation, it shall mean the latest revision in effect on the Bid date.

PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2010 ADA Standards for Accessible Design, Department of Justice; Public Accommodations and Commercial Facilities (Title III regulations, 28 CFR Part 36, Subpart D, as amended by the final rules published on August 11, 2016, and December 2, 2016; 2004 ADAAG, 36 CFR part 1191, Appendices B and D).

Accessibility provisions of the 2022 California Building Codes (CBC): Part 2 of California Code Of Regulations, Title 24, including but not limited to:
Division 4 Accessible Routes: 11B-402 Accessible Routes; 11B-403 Walking Surfaces; 11B-404 Doors & Gates; 11B-405 Ramps; 11B-406 Curb Ramps
Division 5 General Site & Building Elements: 11B-502 Parking Spaces; 11B-503 Passenger Drop-off & Loading Zones; 11B-504 Stairways; 11B-505 Handrails
Division 7 Communication Elements & Features: 11B-703 Signs; 11B-705 Detectable Warnings

California Model Water Efficient Landscape Ordinance 2015 (DWR Title 23 Chapter 2.7) or local ordinance if applicable.

SHEET INDEX

SHEET NO:	CONTENTS:	50% DD	100% DD
L-1.0	Landscape Concept Legend and Notes		
L-1.1	Tree Disposition Plan		
L-1.2	Landscape Concept Site Plan		
L-1.3	Landscape Materials		
L-1.4	Planting Palette		

ABBREVIATIONS

AB	Aggregate Base	LOW	Limit of Work
AC	Asphalt Concrete	LP	Low Point
AD	Area Drain	MAX	Maximum
ALT	Alternate	MECH	Mechanical
APPROX	Approximate	MED	Medium
ARCH	Architectural	MFR	Manufacturer
BLDG	Building	MH	Manhole
BC	Bottom of Curb	MIN	Minimum
BW	Bottom of Wall	MM	Millimeter
BS	Bottom of Step	MTL	Metal
BOT	Bottom	(N)	New
CB	Catch Basin	NIC	Not In Contract
CBC	CA Building Code	NO	Number
CI	Cast Iron	NOM	Nominal
CL, ℄	Centerline	NTS	Not To Scale
CLR	Clear	OC	On Center
CM	Centimeter	OD	Outside Diameter
CMU	Concrete Masonry Unit	OPP	Opposite
CONC	Concrete	PA	Plant Area
CONST	Construction	PB	Pull Box
CONT	Continuous	PE	Polyethylene
CO	Cleanout	PERF	Perforated
COORD	Coordinate	POB	Point of Beginning
CY	Cubic Yard	POC	Point of Connection
DBL	Double	POS	Point on Slope
DEMO	Demolition	PNT	Point
DET	Detail	PREFAB	Prefabricated
DG	Decomposed Granite	PSI	Pounds per Square Inch
DIA, Ø	Diameter	PT	Pressure Treated
DN	Down	PTDF	Pressure Treated Douglas Fir
DWG	Drawing	PVC	Polyvinyl Chloride
(E), EX	Existing	QTY	Quantity
EA	Each	R, RAD	Radius
EG	Existing Grade	REBAR	Reinforcement Bar
EJ	Expansion Joint	REF	Reference
EP	Edge of Paving	REQD	Required
ELEV	Elevation	RIM	Rim Elevation
ELEC	Electrical	RND	Round
EQ	Equal	RWL	Rain Water Leader
EQUIP	Equipment	S4S	Surface Four Sides
EXP	Exposed	SCH	Schedule
EXT	Exterior	SD	Storm Drain
FFE	Finished Floor Elevation	SF	Square Foot
FG	Finished Grade	SIM	Similar
FL	Flow Line	SPECS	Specifications
FOB	Face of Building	SQ	Square
FOC	Face of Curb	SS	Sanitary Sewer
FPS	Feet Per Second	STL	Steel
FS	Finish Surface	SY	Square Yard
FSF	Finish Surface Field	SYN	Synthetic
FT	Foot	TBD	To be Determined
GA	Gauge	TC	Top of Curb
GALV	Galvanized	THK	Thick
GB	Grade Break	TS	Top of Step
GI	Galvanized Iron	TYP	Typical
GPH	Gallons Per Hour	TW	Top of Wall
GPM	Gallons Per Minute	U/G	Underground
HDG	Hot Dipped Galvanized	UON	Unless Otherwise Noted
HDR	Header	VERT	Vertical
HORIZ	Horizontal	VIF	Verify in Field
HP	High Point	W	Water
HSS	Hollow Structural Steel	WP	Weaked Plane Joint
ICV	Irrigation Control Valve	WV	Water Valve
ID	Inside Diameter	WWM	Welded Wire Mesh
INT	Interior	W/	With
INV	Invert	WD	Wood
LB	Pound		
LF	Linear Feet		

SYMBOLS

- Revision Callout (2)
- Elevation Callout (0 / L-0.0)
- Section Callout (0 / L-0.0)
- Area Plan Callout (0 / L-0.0)
- Reference Note (1)
- Detail Reference (X/L-X.X)
- Flush Surfaces

Project / Owner:
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2200 N. FREMONT STREET
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APN: 013-171-014
013-171-004

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Drawing Date: 12.18.25
Project Number: 2412

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Sheet Title:
LANDSCAPE CONCEPT LEGEND & NOTES

Sheet Number:
L-1.0

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LEGEND

1	Existing Tree: Demolish

TREE DISPOSITION LEGEND

						MITIGATION
ID	DBH (Diameter at Breast Height in Inches)	Species	Condition	Preserve	Remove	1:1 replacement tree
1	24	Olive	Fair		Yes	
2	16	Coast Live Oak	Fair		Yes	(1)
3	24	Palm	Poor		Yes	
4	6, 7, 8	Melaleuca	Fair		Yes	
5	24	Palm	Poor		Yes	
	Total				(5)	(1)

TREE REMOVAL & MITIGATION NOTES

1. Summary: (5) Trees to be Removed. (1) Mitigation tree.
2. All tree removal and mitigation to meet standards provided in City of Monterey code Chapter 37.
3. All proposed mitigation trees to be irrigated with drip irrigation.
4. See Arborist Report for Tree Pruning, Replanting, Tree Protection Notes and Best Management Practices.

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Signature
Registered Landscape Architect
Renewal Date
12-06-2026
Date
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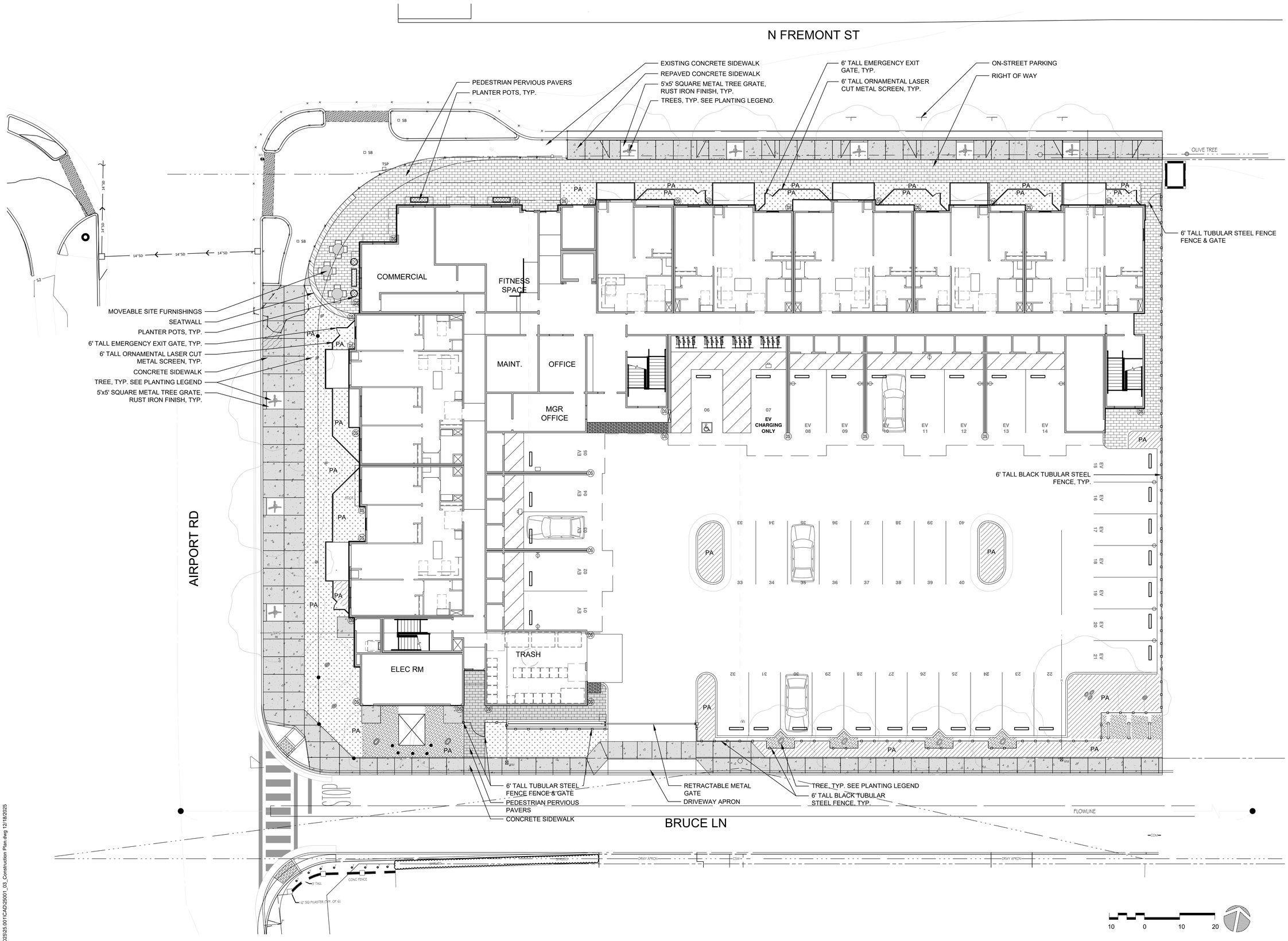
Sheet Title:

TREE DISPOSITION PLAN

Sheet Number:

L-1.1

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Sheet Title:

CONSTRUCTION PLAN

Sheet Number:

L-1.2



7 Bike Racks



7 6' Tall Tubular Steel Fence



6 Tree Grate



5 6' Tall Ornamental Metal Screen



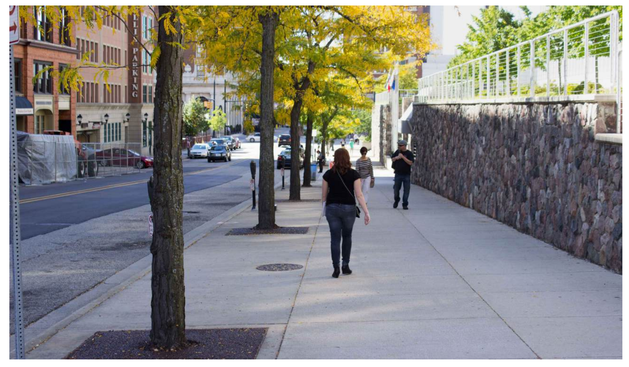
4 Planter Pots



3 Moveable Site Furnishings



2 Pedestrian Pervious Paver



1 Concrete Sidewalk

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Sheet Title:

LANDSCAPE MATERIALS

Sheet Number:

L-1.3

STREET TREES AT AIRPORT BLVD & FREMONT ST



Pistacia Chinensis
Chinese Pistache

SCREEN TREES AT BRUCE LANE



Melalueca Quinquenervia
Paperbark Tree

ORNAMENTAL FLOWERING TREES AT BUILDING FACE



Arbutus Unedo 'Compacta'
Dwarf Strawberry Tree

SHRUBS AND GROUNDCOVERS AT PARKING LOT



Dietes bicolor
Fortnight Lily



Muhlenbergia Rigens
Deer Grass



Festuca Maerei
Atlas Fescue

ORNAMENTAL SHRUBS & GROUNDCOVERS AT BUILDING FACE



Arctostaphylos 'Emerald Carpet'
Manzanita



Cistus Purpureus
Orchid Rockrose



Salvia Leucantha 'Santa Barbara'
Mexican Bush Sage

PLANTER POTS



Achillea Millefolium 'Sonoma Coast'
Sonoma Coast Yarrow



Phormium tenax
New Zealand Flax

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Sheet Title:

PLANTING PALETTE

Sheet Number:

L-1.4