

444 OLD SAN FRANCISCO ROAD HOMES

Attachment 1
Page 1 of 27



Z S D ARCHITECTS, INC.
ARCHITECTURE . PLANNING . ILLUSTRATION

3 5 3 Costello Dr.
Los Altos CA94024
tel. 408.348.6885
cel. 408.464.5631



henryheng@yahoo.com
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PROJECT DESCRIPTIONS

THIS PROJECT IS TO DEMO A ONE STORY SINGLE FAMILY HOME AND BUILD FOUR STORY 19 UNITS MUTI-FAMILY APARTMENTS

PROJECT DATA

ADDRESS:

444 OLD SAN FRANCISCO RD.
SUNNYVALE, CA
211-01-031
SILICON VALLEY WZREDWOOD CAPITAL LLC.

ZONE:

R4 PD

LOT SIZE:

0.42 ACRES
18,590 SQ. FT.

NET LOT SIZE:

17,612 SQ. FT.

EXISTING BUILDING AREA:

1ST FLOOR: 2,035 ± SQ. FT.
GARAGE: 450 SQ. FT.
TOTAL: 2,485 ± SQ. FT.

AREA OF THIS IMPROVEMENT:

25,000 ± SQ. FT.

STORY OF THE BUILDING:

4

SETBACK:

FRONT (OLD SAN FRANCISCO): MIN. 20 FT + 5' PER FLOOR SETBACK
FRONT (CEZANNE): MIN. 20 FT + 5' PER FLOOR SETBACK
SIDE (OPPOSITE TO CEZANNE): MIN. 18 FT (9' + 3' PER FLOOR SETBACK)
BACK (OPPOSITE TO OSF): MIN. 20 FT

BIKE PARKING:

5

BUILDING COVERAGE:

39.6 %

F.A.R.:

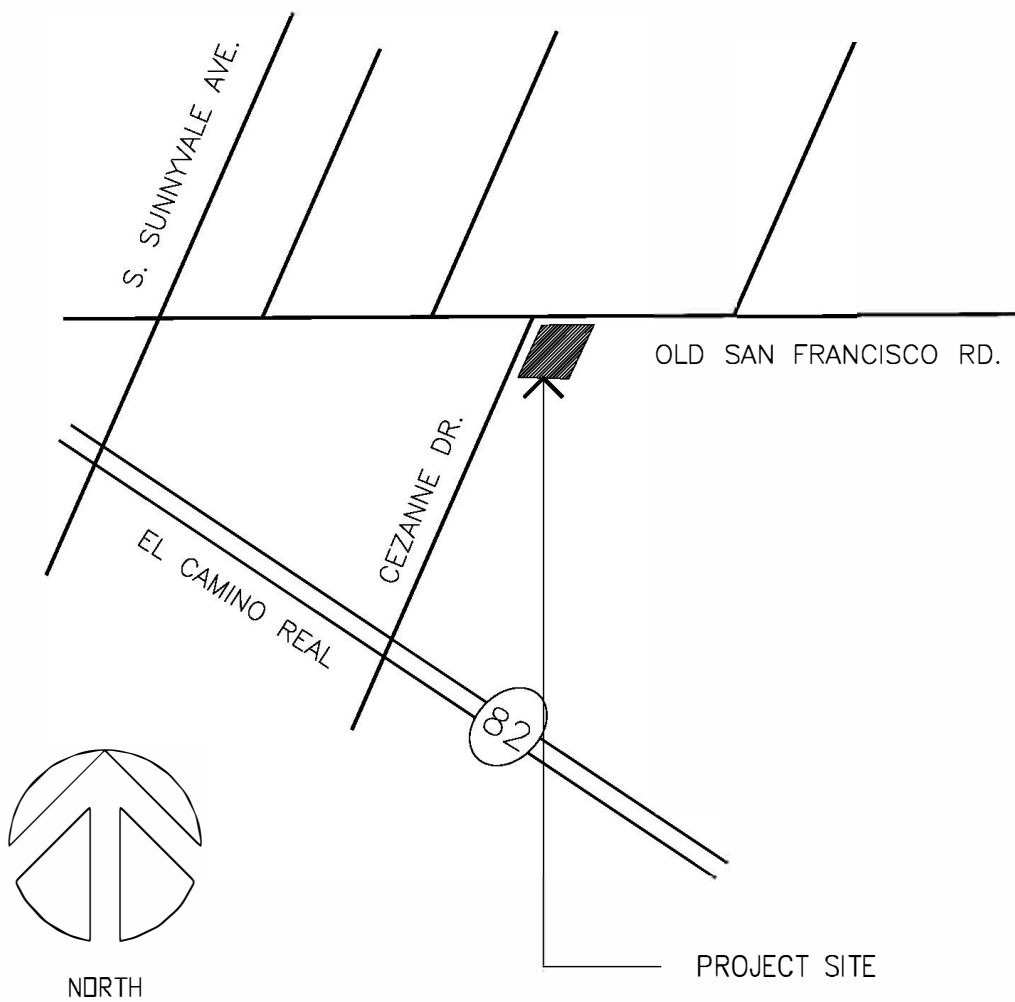
1.41

HEIGHT CONTROL:

4 STORIES OR 55'



VICINITY MAP



APPLICABLE CODES

TYPE OF CONSTRUCTION:

BASEMENT: I-B
L1~L4-V-A

OCCUPANCY

R-2

USE ZONE

R4

FIRE SPRINKLER SYSTEM

Y

CALIFORNIA BUILDING CODE

2019

CALIFORNIA FIRE CODE

2019

CALIFORNIA MECHANICAL CODE

2019

CALIFORNIA ELECTRICAL CODE

2019

CALIFORNIA PLUMBING CODE

2019

CALIFORNIA GREEN BUILDING CODE

2019

TITLE 24 ENERGY STANDARD

CA, 2019

CITY OF SUNNYVALE ZONING

UNIT MIX & PARKING

UNIT MIX:

19 IN TOTAL(3 AFFORDABLE UNITS; 5 BONUS UNITS)

BONUS:

ONE-BEDROOM: 12; TWO-BEDROOM: 7

AFFORDABLE:

2 LOW INCOME UNITS
1 VERY LOW INCOME UNIT

PARKING:

29 SPACES

	1 BEDROOM		2 BEDROOM		COMMUNITY RM	GFA
FLOOR	UNIT-1A	UNIT 1B	UNIT-2A	UNIT 2B		
AREA	997	961	1,020	961	576	
4		3		2		5,992
3	3		2			6,284
2	3		2			6,284
1	3		1		1	6,311
B1						
SUBTOTAL	9	3	5	2	1	24,871
TOTAL	19				1	

PARKING	TANDEM	TYPICAL	ADA/EV	ASSIGNED	UNASSIGNED
B1	14	13	2	26	3
TOTAL	29			29	

DRAWING INDEX

ARCHITECTURAL

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A2.03 L3 FLOOR PLAN
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A5.03 SECTIONS

OTHER

LT.01 LIGHTING PLAN
LT.02 LIGHTING SPECS

APPENDIX
MATERIAL BOARD

444 OLD SAN FRANCISCO HOMES

SILICON VALLEY WZREDWOOD CAPITAL, LLC

444 OLD SAN FRANCISCO
SUNNYVALE,
CALIFORNIA, 94086

408.348.6885 cel
408.464.6623 cel

PLANNING SUBMIT 2020.02.12
PLANNING RESUBMIT 1 2020.09.08
PLANNING RESUBMIT 2 2021.03.21
PLANNING RESUBMIT 3 2021.08.02
PLANNING RESUBMIT 4 2021.10.06
PLANNING RESUBMIT 5 2021.11.25

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COVER SHEET

A0.00

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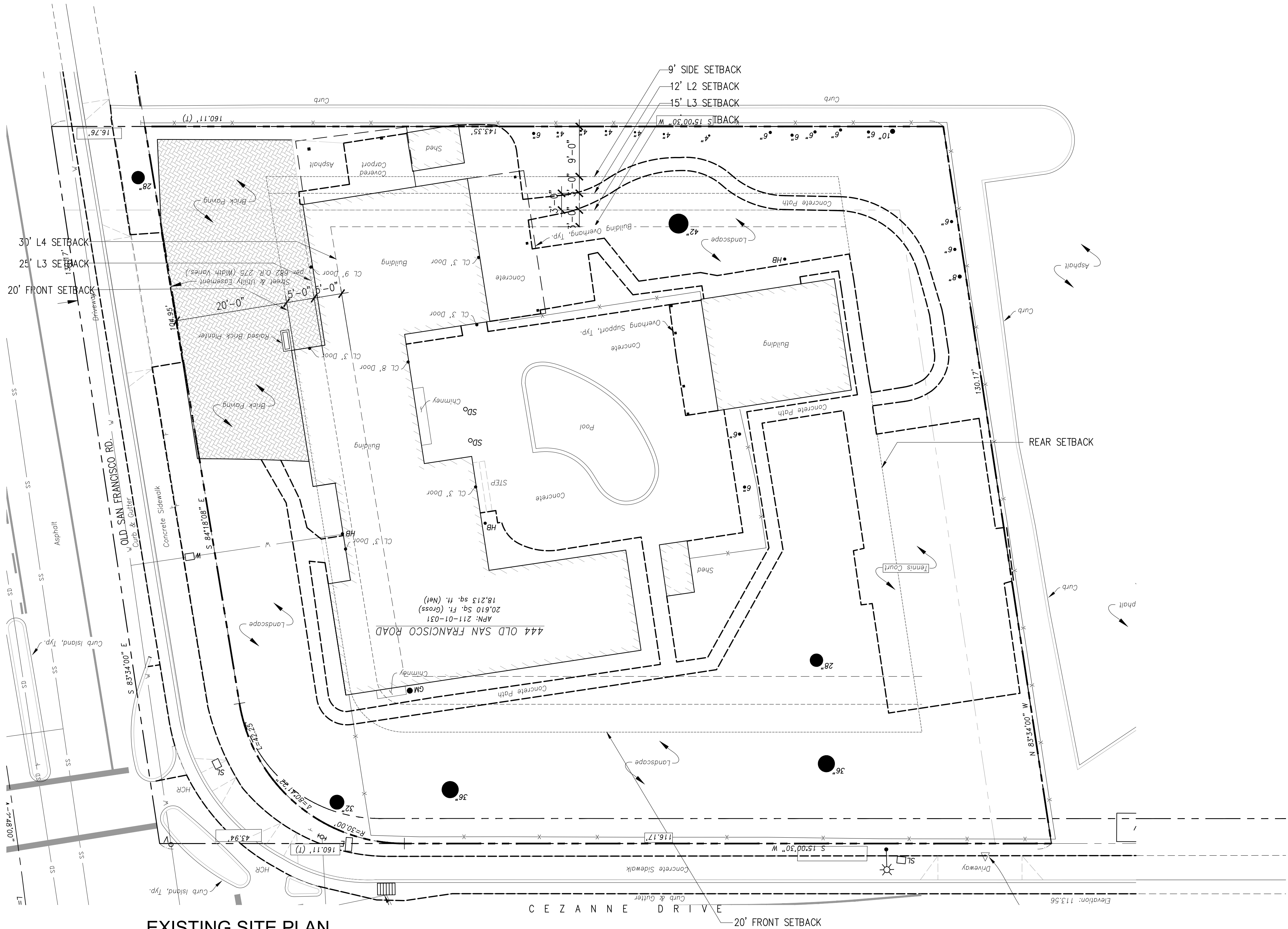


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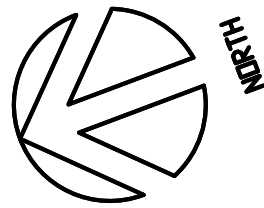


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EXISTING SITE PLAN

1"=10'-0"



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EXISTING SITE PLAN

A0.01

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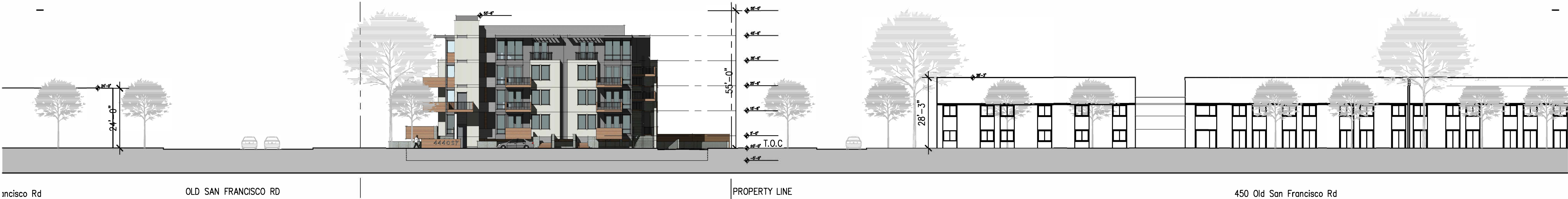


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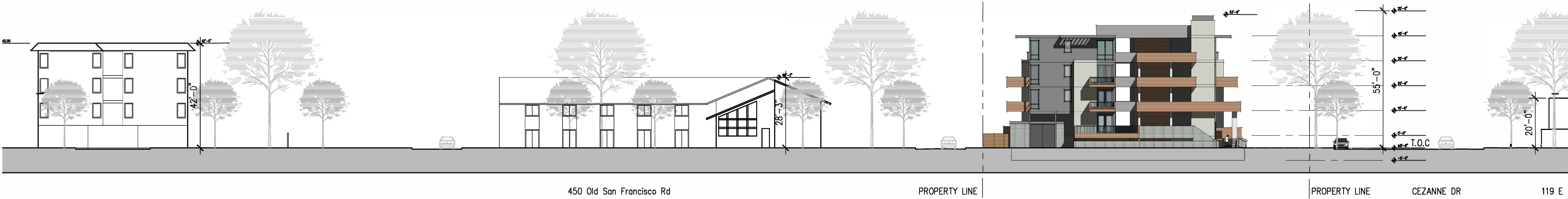
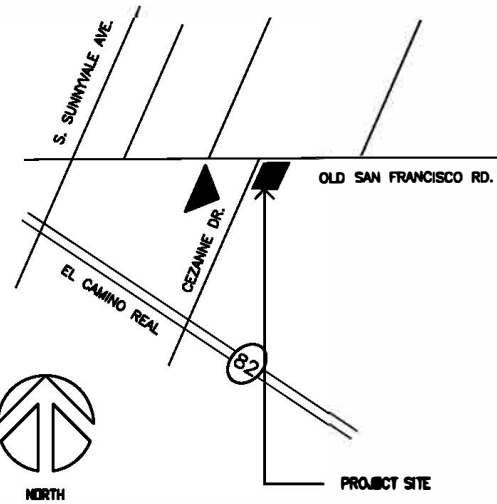
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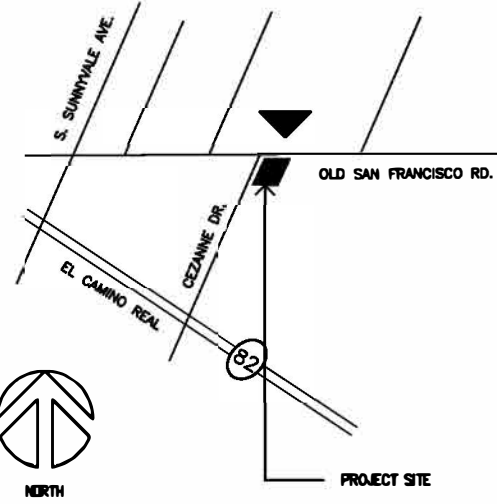
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EAST ELEVATION ALONG CEZANNE DR
1"=20'-0"



SOUTH ELEVATION ALONG OLD SAN FRANCISCO RD
1"=20'-0"



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Scale:	N/A	

SITE ELEVATION

A0.02

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1 Applewood Spruce apartments
655 S. Fair Oaks Ave.

2 Life's Garden Senior Housing
450 Old San Francisco Rd.

3 Life's Garden Senior Housing
450 Old San Francisco Rd.

4 Palo Alto Medical Foundation
301 Old San Francisco Rd.



SITE PHOTOS



CONTEXT SITE PLAN



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SITE CONTEXT

A0.03

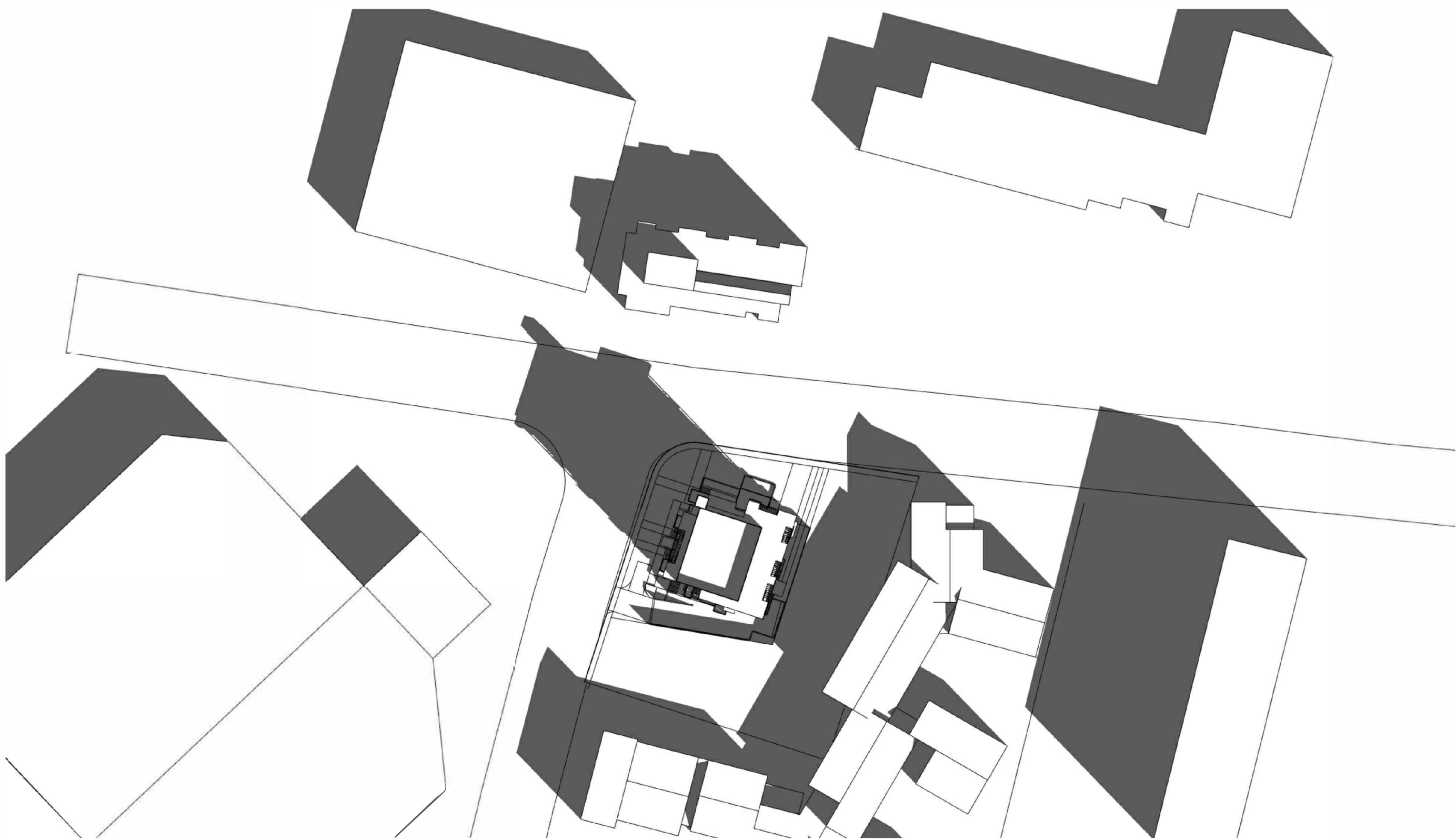


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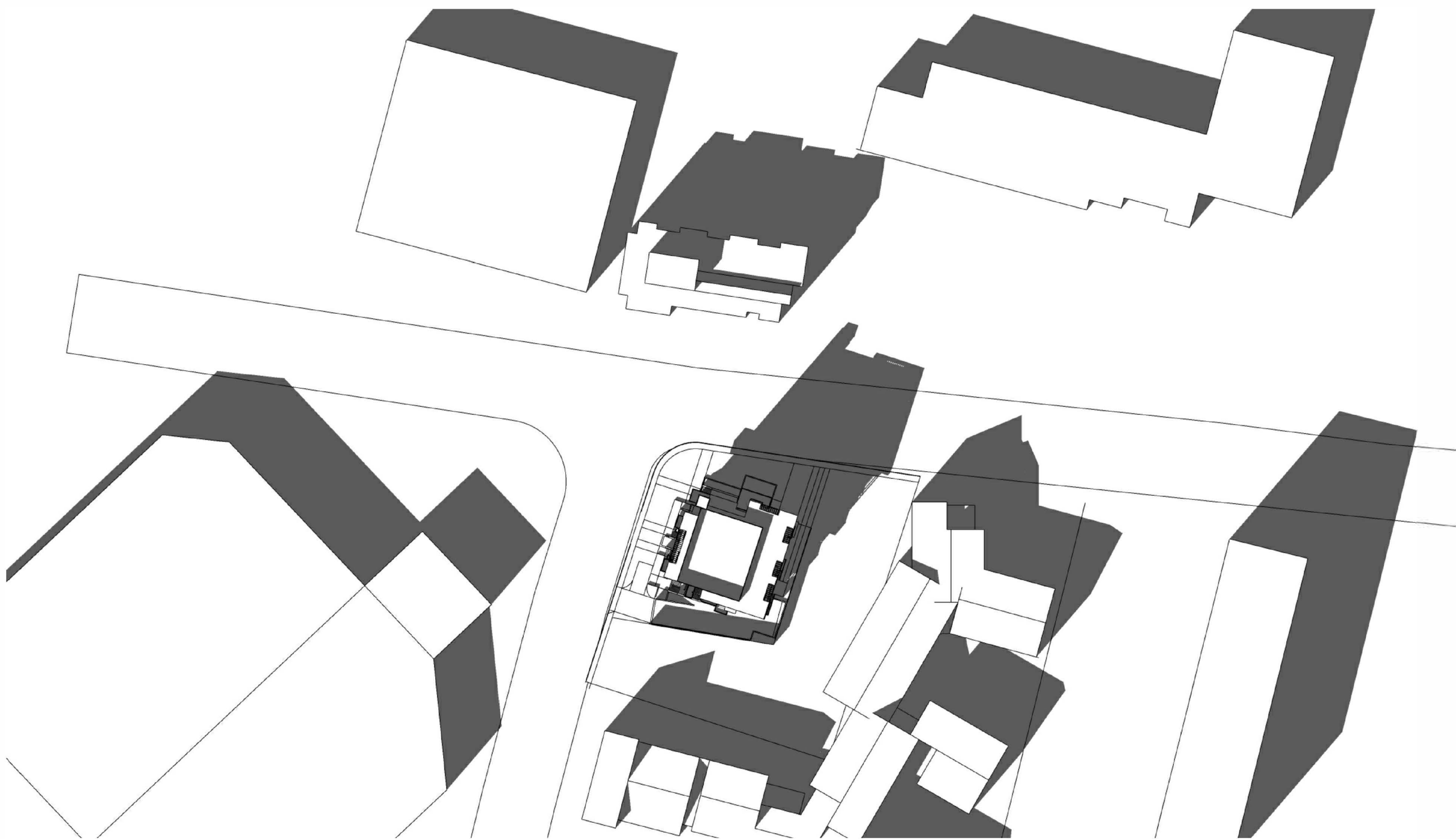
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DECEMBER 21 9:00 AM



DECEMBER 21 3:00 PM

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SOLAR ANALYSIS

A0.04



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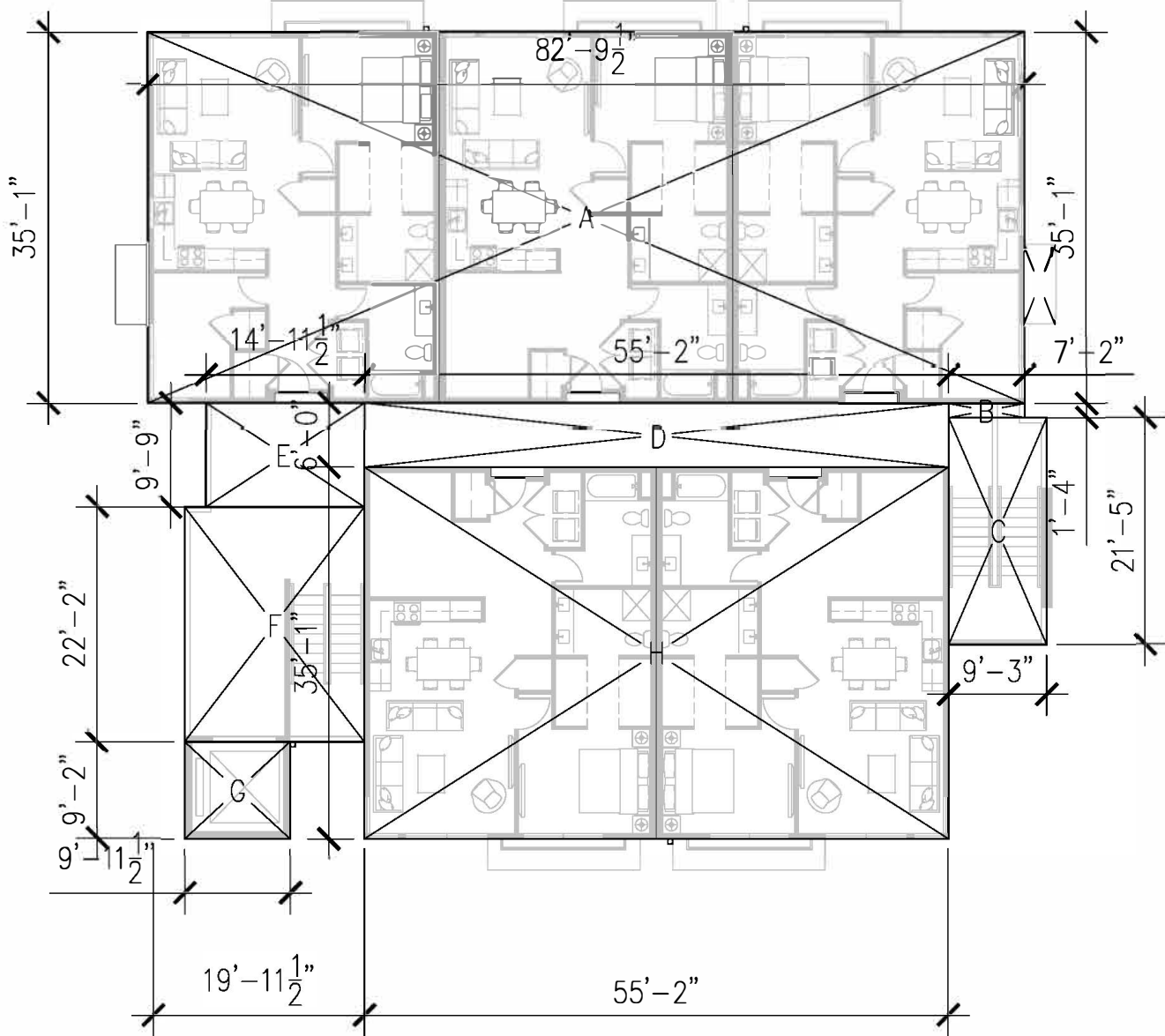
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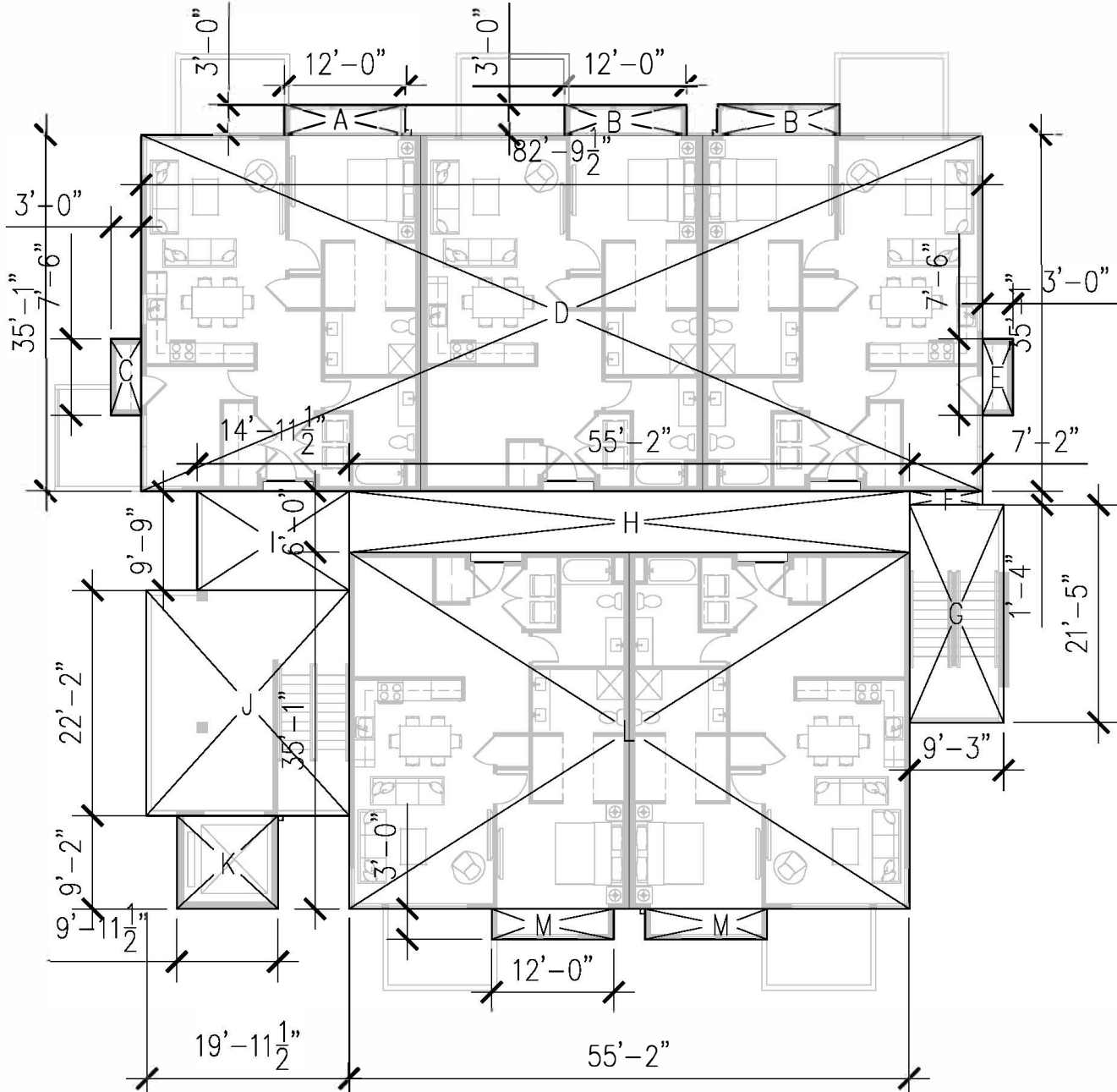
444 OLD SAN FRANCISCO ROAD HOMES

A: 2905 SF
B: 10 SF
C: 198 SF
D: 331 SF
E: 146 SF
F: 376 SF
G: 91 SF
H: 1935 SF



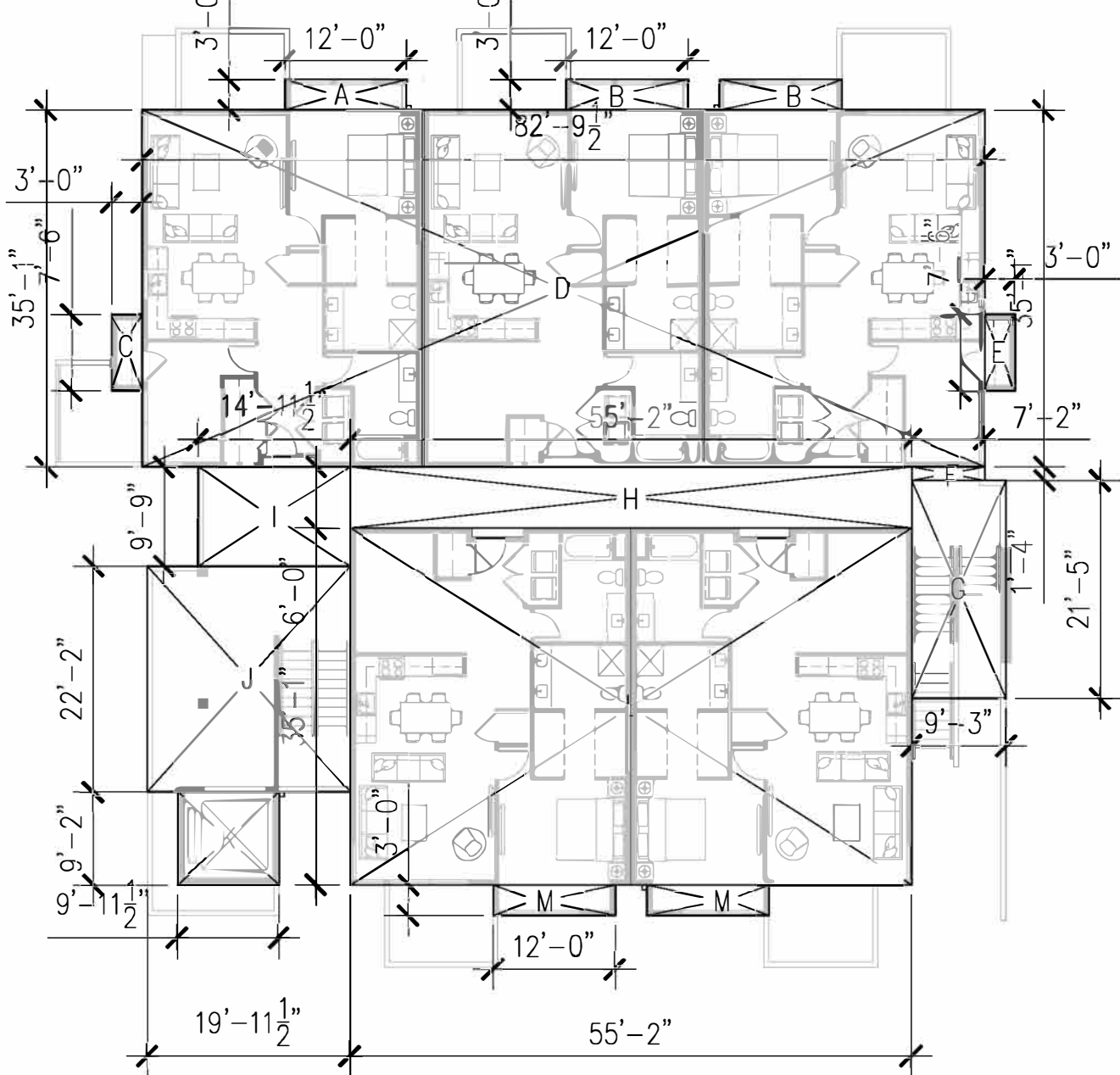
L4 AREA: 5,992

A: 36 SF
B: 72 SF
C: 23 SF
D: 2905 SF
E: 23 SF
F: 10 SF
G: 198 SF
H: 331 SF
I: 146 SF
J: 442 SF
K: 91 SF
L: 1935 SF
M: 72 SF

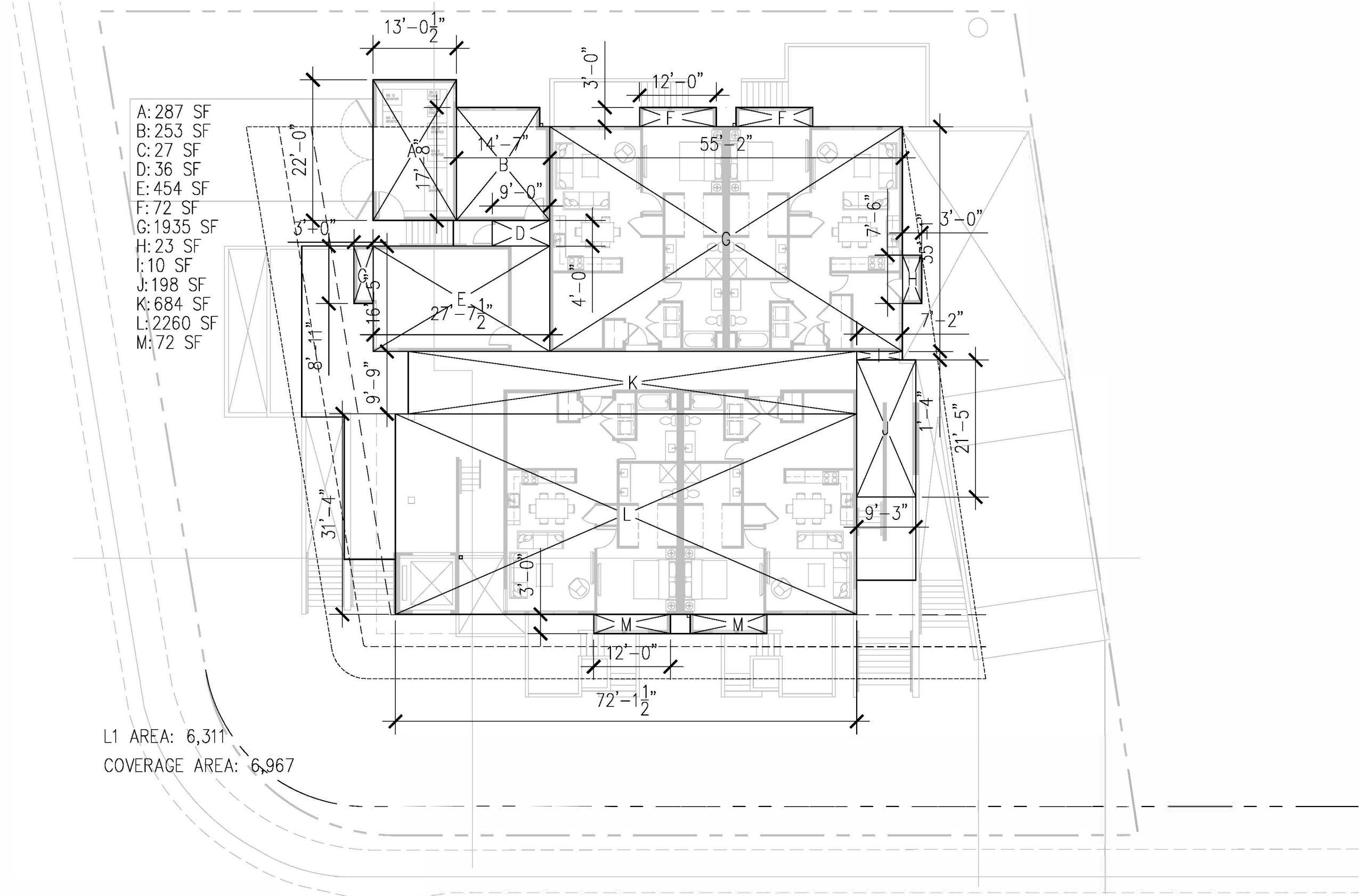


L3 AREA: 6,284

A: 36 SF
B: 72 SF
C: 23 SF
D: 2905 SF
E: 23 SF
F: 10 SF
G: 198 SF
H: 331 SF
I: 146 SF
J: 442 SF
K: 91 SF
L: 1935 SF
M: 72 SF



L2 AREA: 6,284



AREA DIAGRAM - L101
Scale: 1/16"=1'-0"

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AREA DIAGRAM & CALCULATION

A0.11



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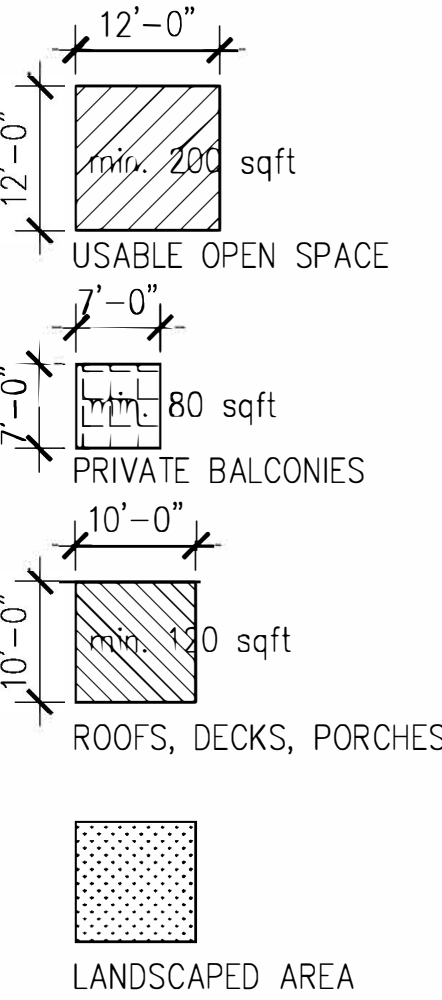
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LEGEND

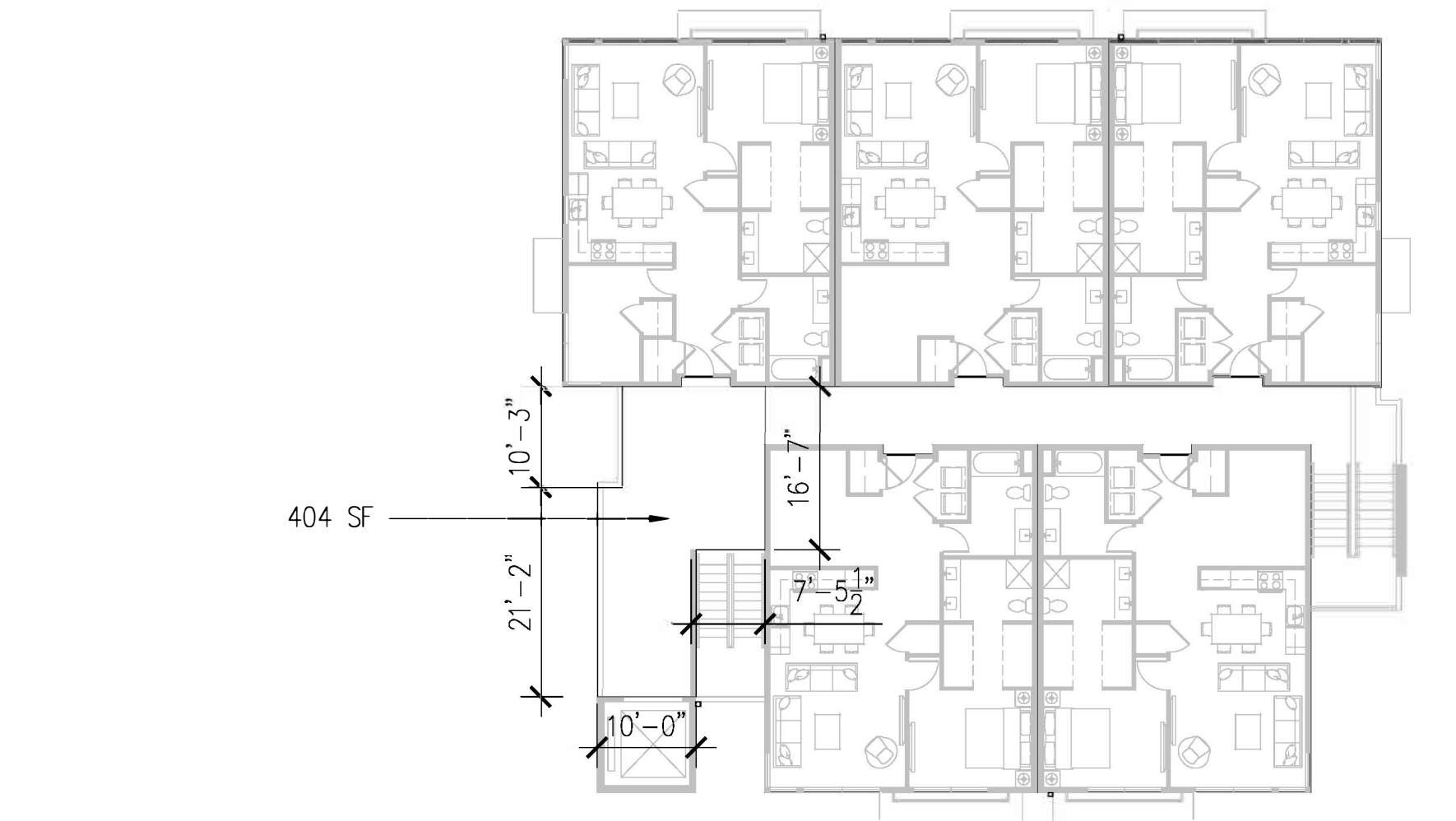


USABLE OPEN SPACE

MIN. REQUIRED: 7,220 SF (380 SF/UNIT)
PROPOSED: 5,839 SF (307 SF/UNIT)

PRIVATE USABLE OPEN SPACE

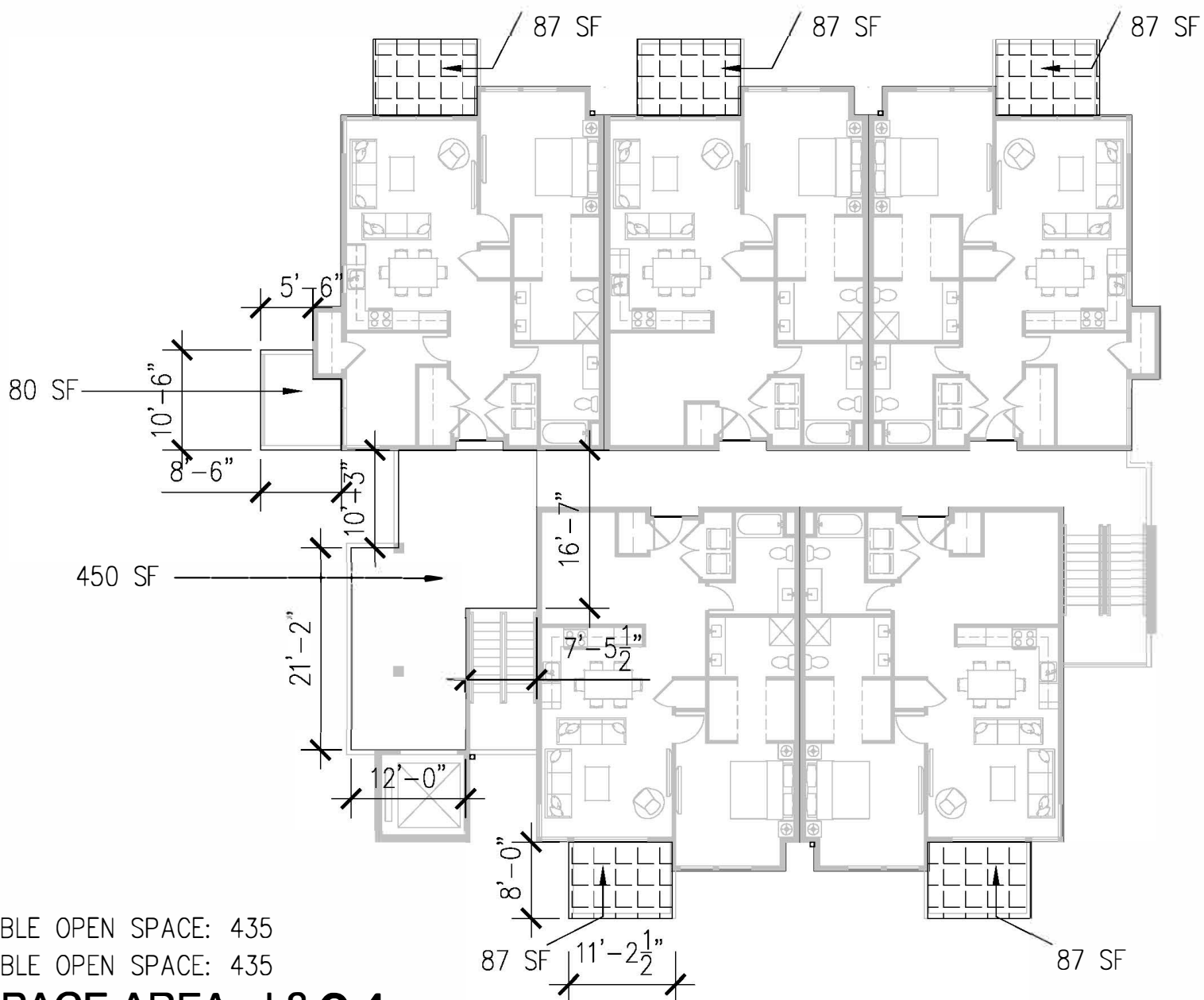
MIN. REQUIRED: 1,520 SF (80 SF/UNIT)
PROPOSED: 1,521 SF (80 SF/UNIT)



USEABLE OPEN SPACE: 0

UEABLE SPACE AREA - L405

Scale: 1/16"=1'-0"

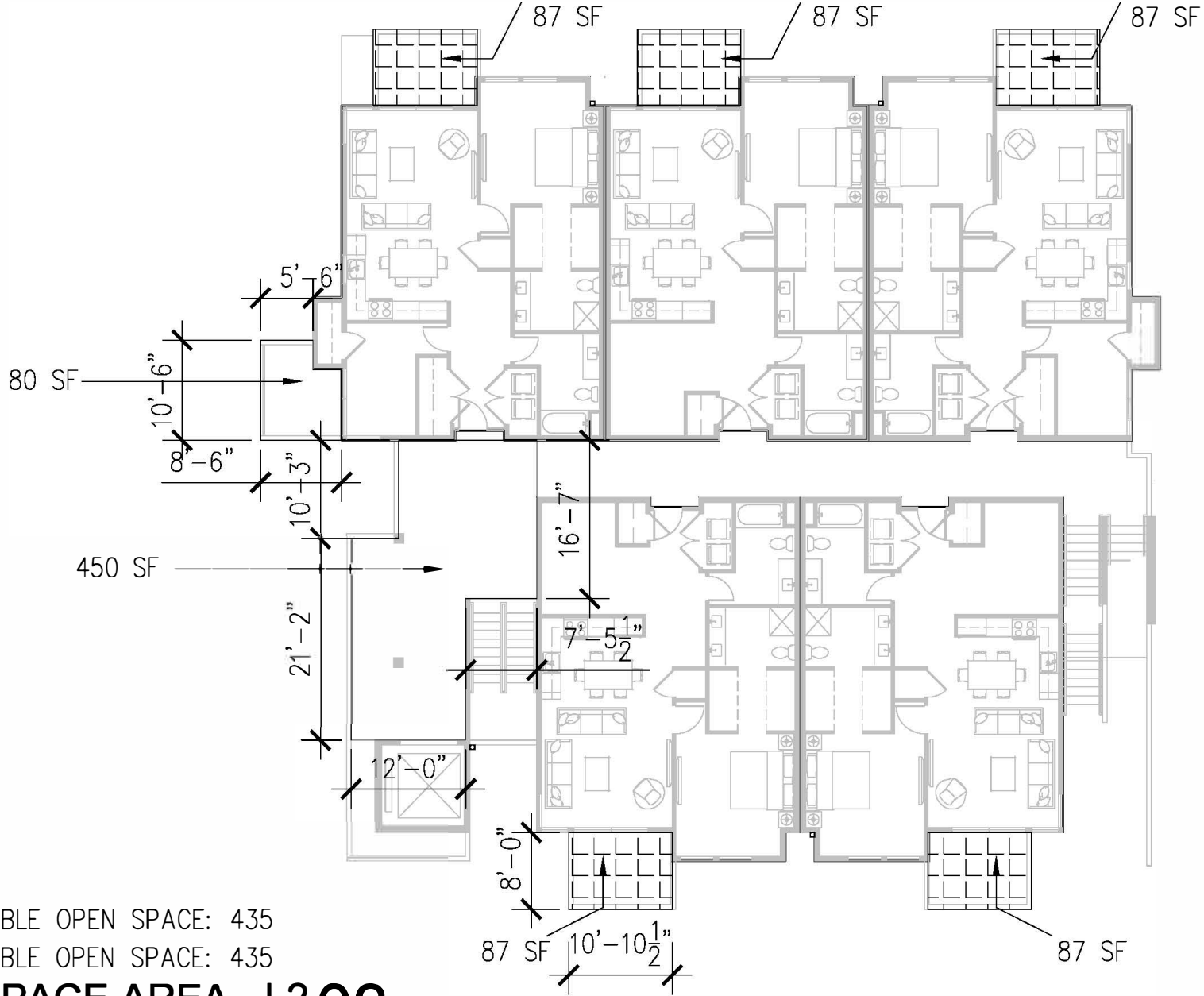


PRIVATE USEABLE OPEN SPACE: 435

USEABLE OPEN SPACE: 435

UEABLE SPACE AREA - L304

Scale: 1/16"=1'-0"



PRIVATE USEABLE OPEN SPACE: 435

USEABLE OPEN SPACE: 435

UEABLE SPACE AREA - L203

Scale: 1/16"=1'-0"

USABLE OPEN SPACE

A-2: 1,222 SF
A-3: 671 SF
A-4: 580 SF
A-5: 309 SF
A-6: 142 SF
A-7: 277 SF

SUB TOTAL OF A: 1,601 SF (3,201 X 50%)

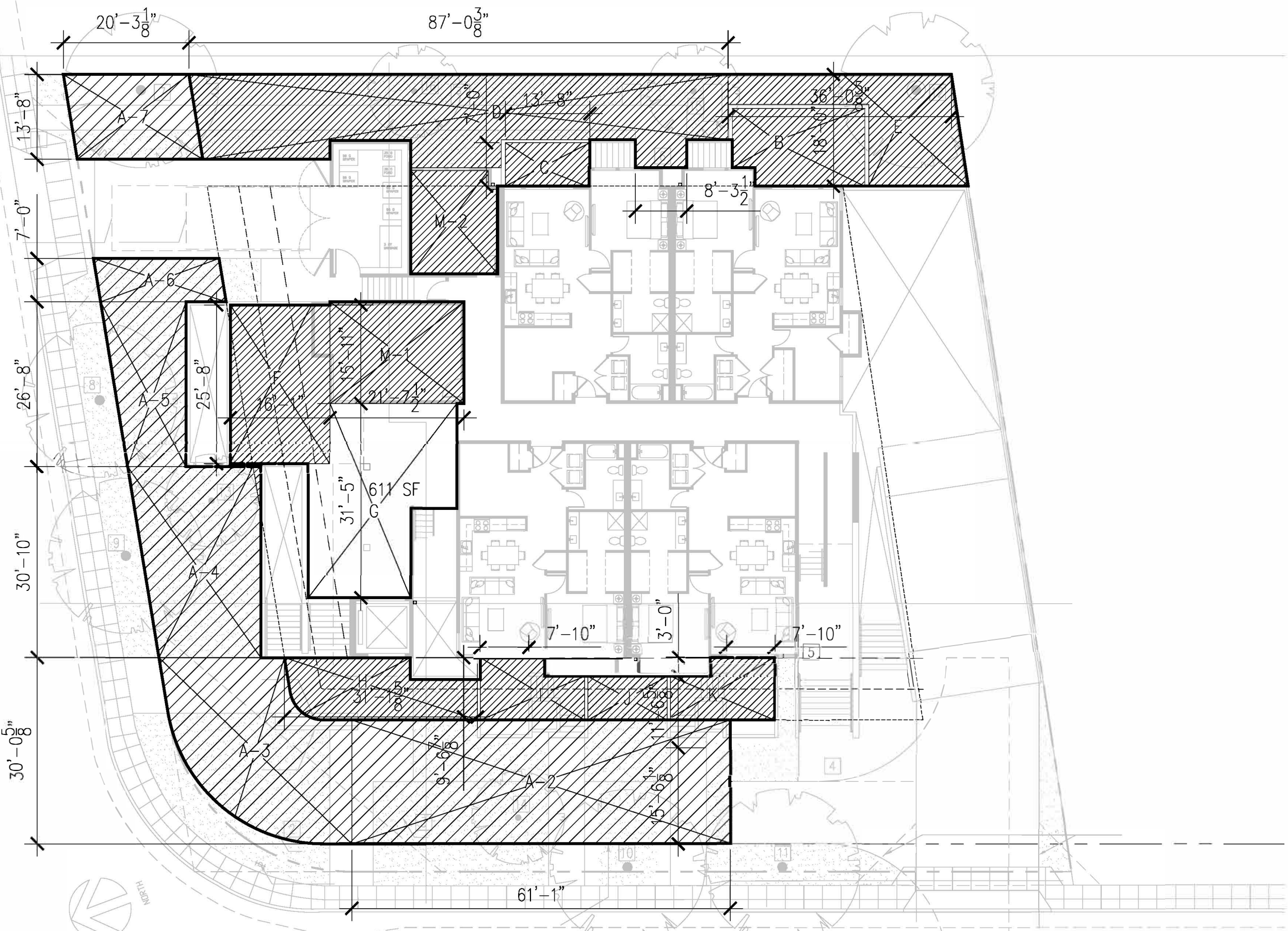
B: 256 SF
C: 95 SF
D: 1,076 SF
E: 429 SF
F: 413 SF
G: 0 SF
H: 263 SF
I: 150 SF
J: 91 SF
K: 150 SF
M-1: 355 SF
M-2: 229 SF

L1 OPEN AREA: 4,969

EXCLUDING CORRIDOR AREA: 1,914

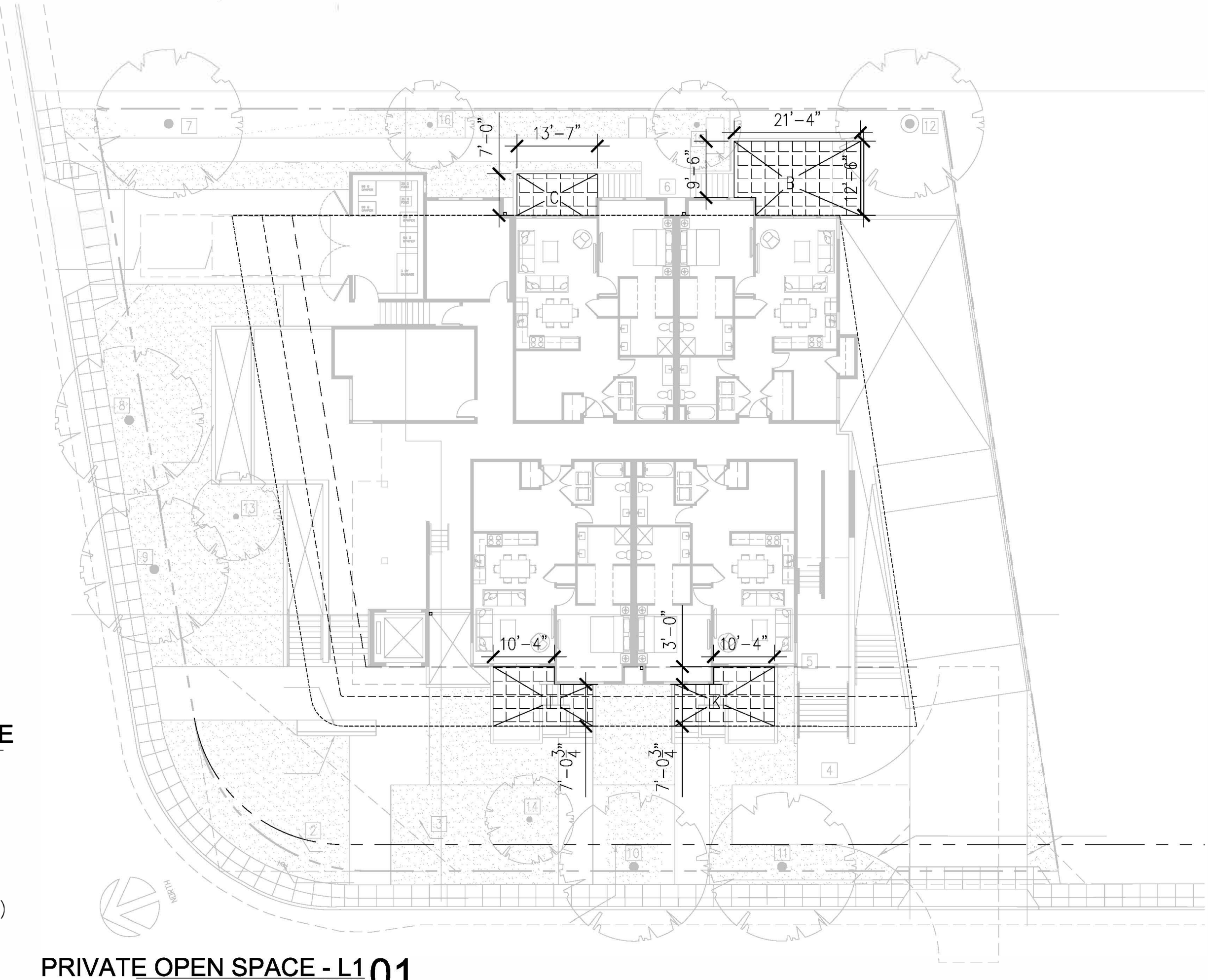
USABLE OPEN SPACE: 5,839

UNIT COUNT: 19



UEABLE OPEN SPACE - L102

Scale: 1/16"=1'-0"



PRIVATE OPEN SPACE

B: 204 SF
C: 95 SF
I: 150 SF
K: 150 SF
LEVEL 1 SUBTOTAL: 651 (B+C+I+K)
LEVEL 2 SUBTOTAL: 435
LEVEL 3 SUBTOTAL: 435

TOTAL: 1,521 (L1+L2+L3)
UNIT COUNT: 19

PRIVATE OPEN SPACE - L101

Scale: 1/16"=1'-0"

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PLANNING RESUBMIT 5	2021.11.25

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USABLE OPEN AREA

A0.12



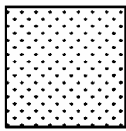
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LEGEND



LANDSCAPED AREA

LANDSCAPE AREA

- A: 91 SF
- B: 529 SF
- C: 426 SF
- D: 666 SF
- E: 483 SF
- F: 1,079 SF
- G: 337 SF
- H: 997 SF
- I: 374 SF

LANDSCAPE AREA: 4,982 SF
20% LOT AREA: 3,522 SF(17,612 X 20%)

UNIT COUNT: 19
LANDSCAPE PER UNIT: 262 SQFT/UNIT
(375 MIN. REQUIRED)

LANDSCAPE AREA 01

Scale: 1/16"=1'-0"

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LANDSCAPE AREA

A0.12.a



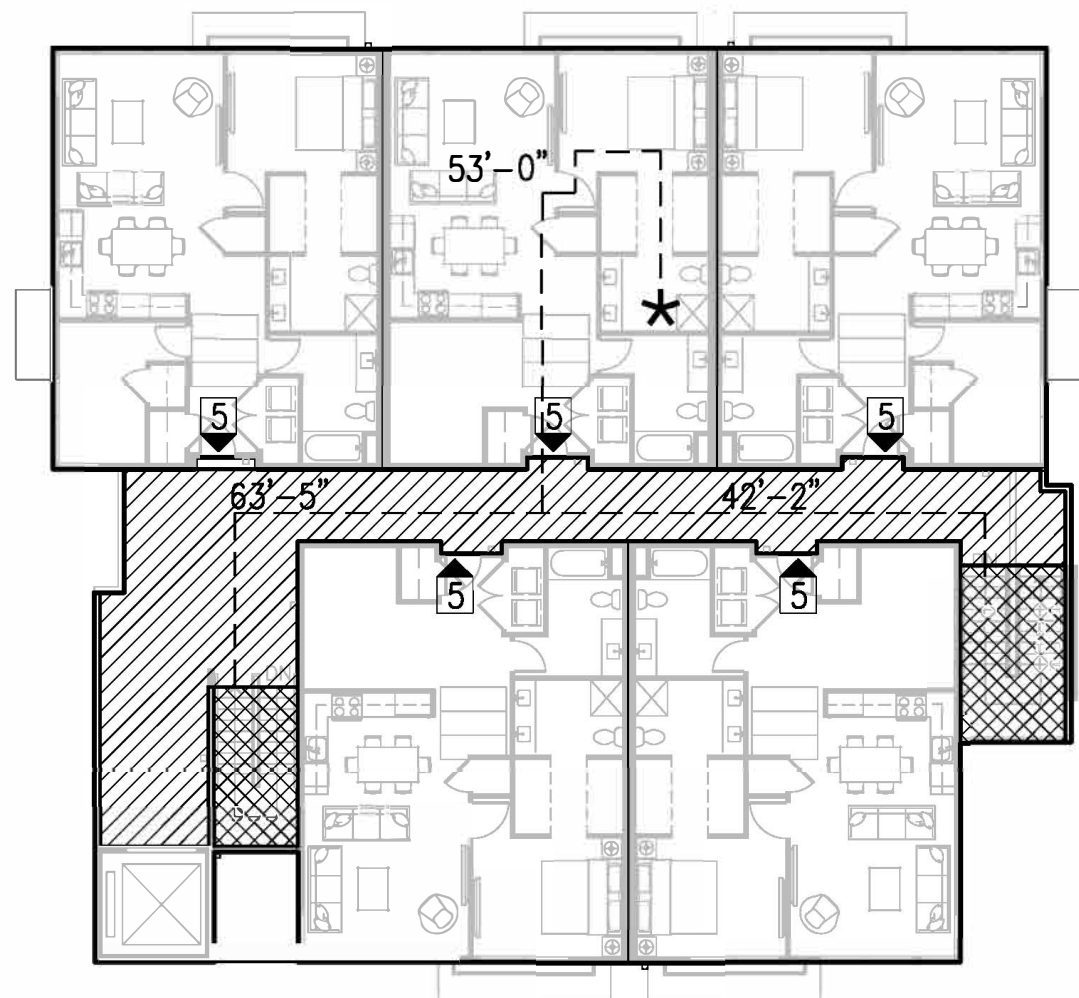
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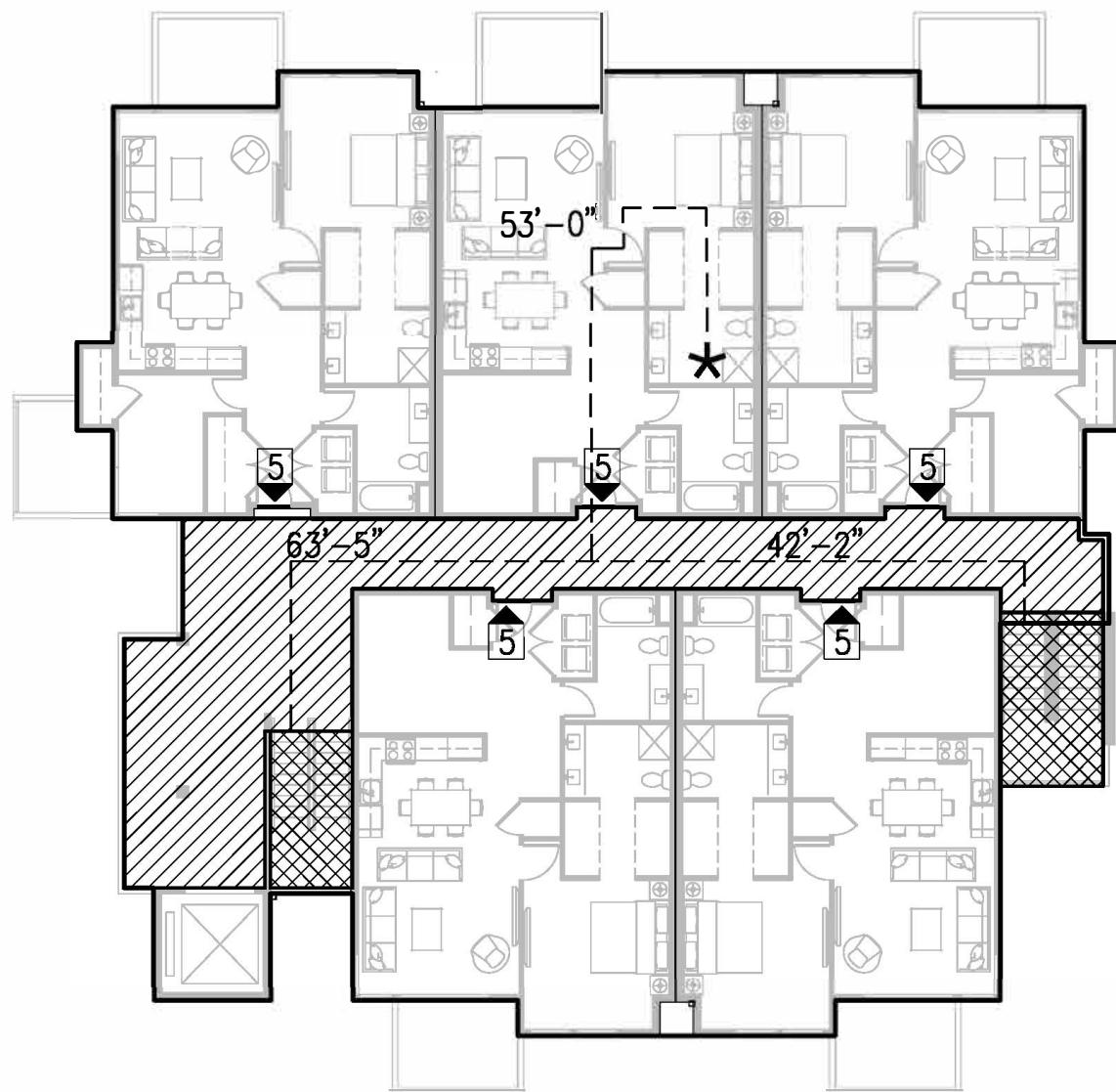
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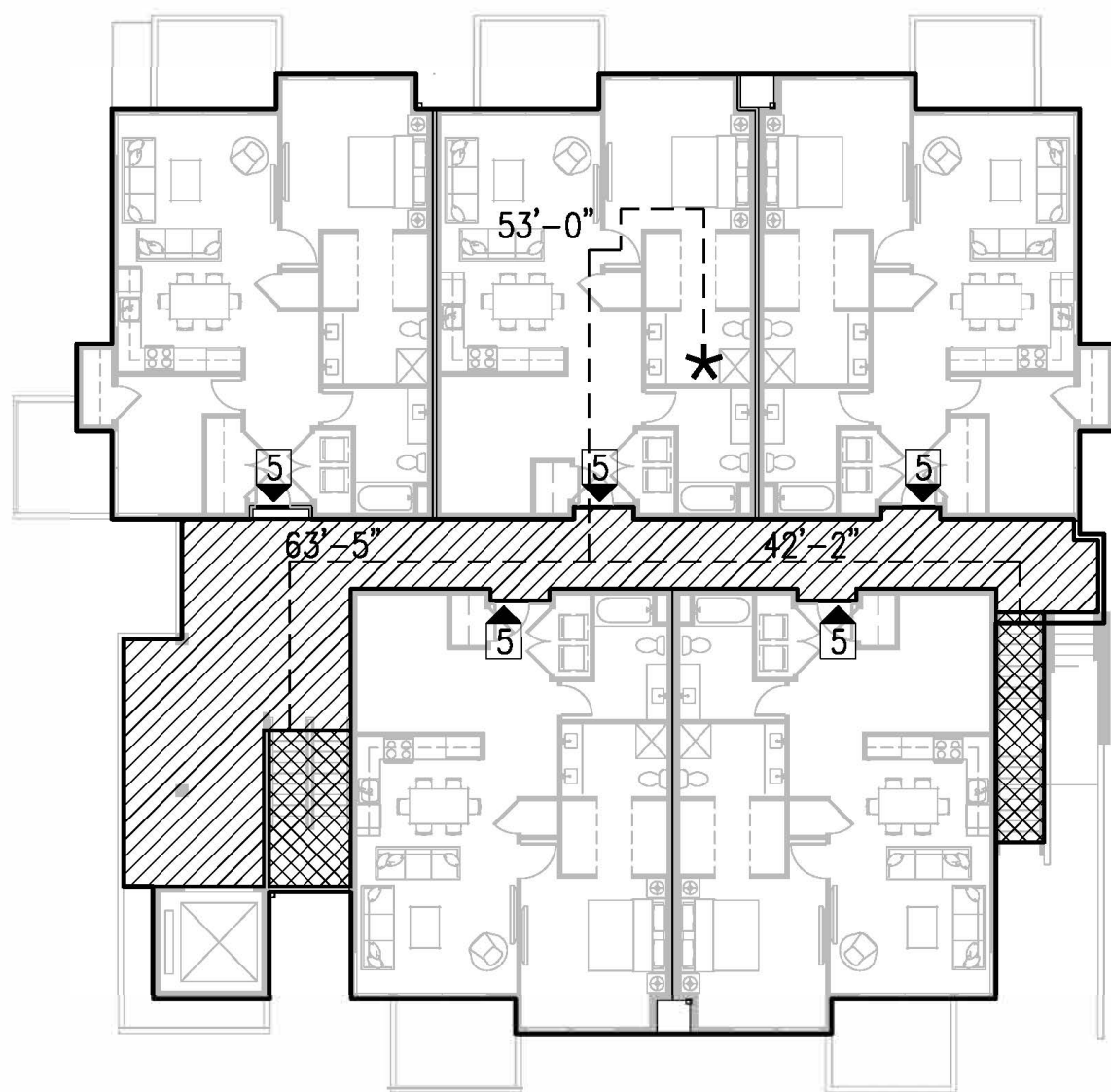
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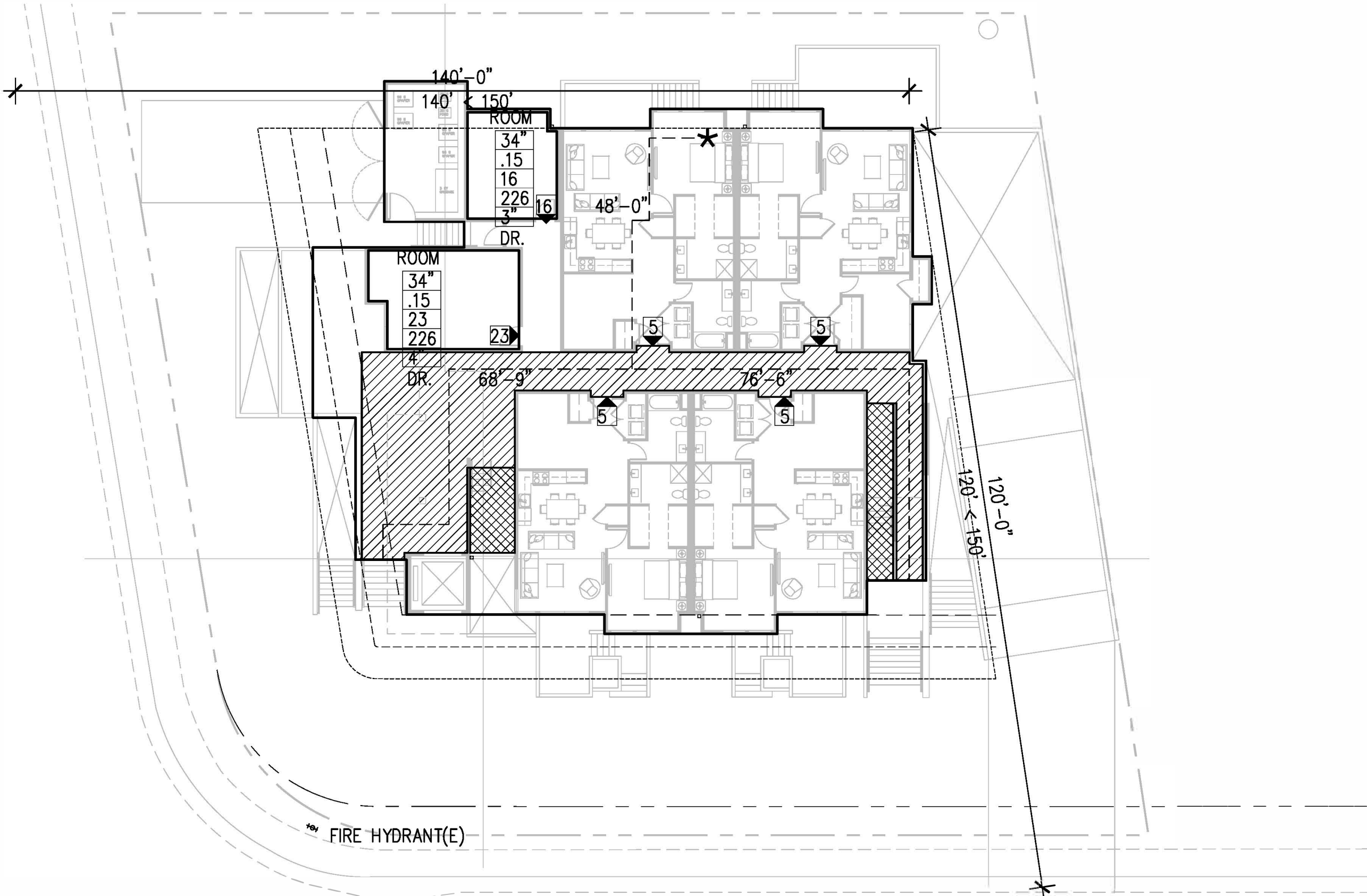
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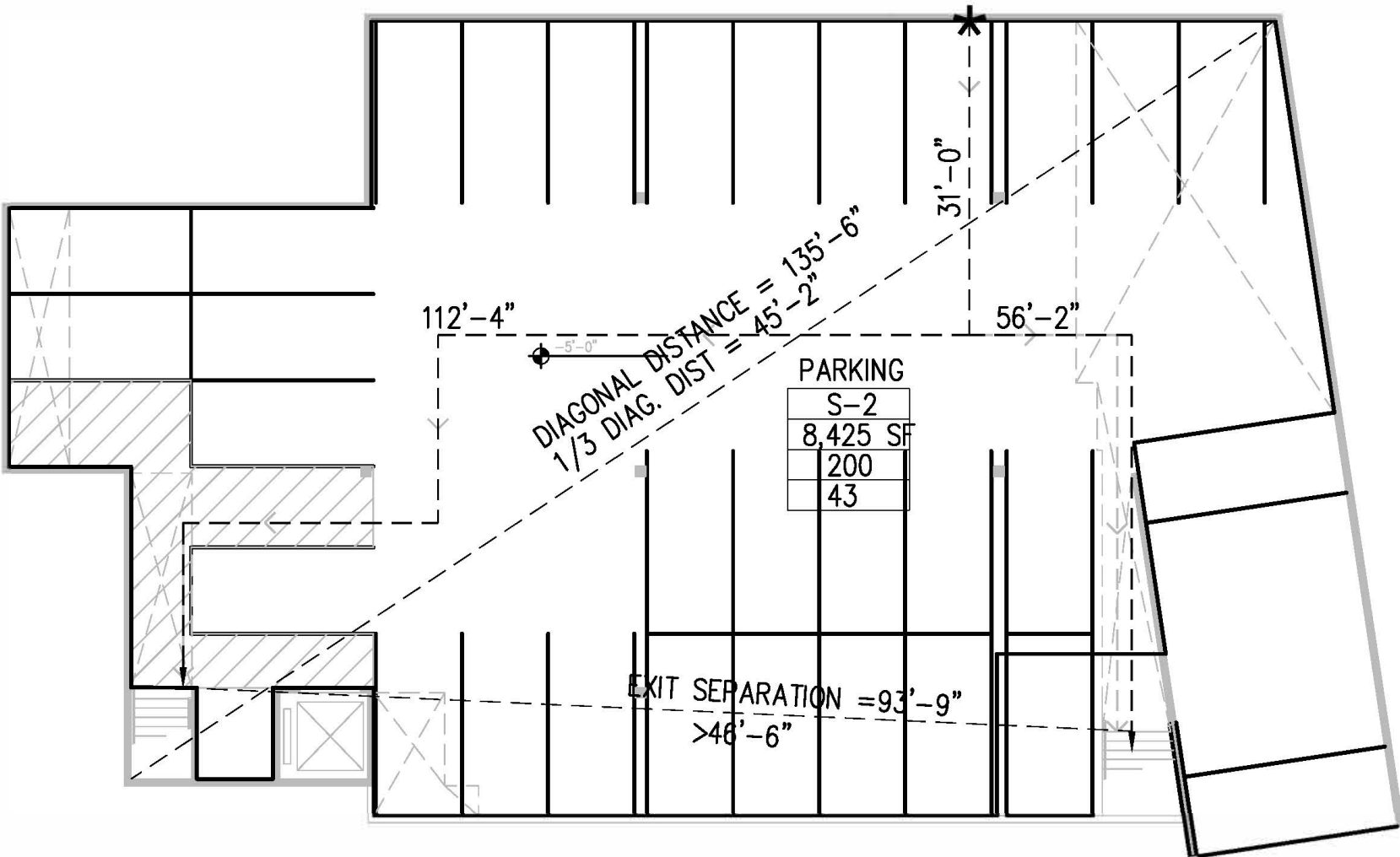
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Scale: 1/16"=1'-0"



CODE ANALYSIS - L1 02

Scale: 1/16"=1'-0"



CODE ANALYSIS - B1 01

Scale: 1/16"=1'-0"

OCCUPANT LOAD PER TABLE PER CBC TABLE 1004.1.2

ROOM	PROVIDED DOOR/STAIR WIDTH
34" 48"	OCCUPANT CAPACITY FACTOR
15 2	ACTUAL OCC. LOAD
95 95	MAX. OCCUPANT CAPACITY
226 220	REQUIRED DOOR/STAIR WIDTH
15 19"	
DR. ST.	

ROOM	OCCUPANCY TYPE
B	ROOM AREA
150 SF	OCCUPANT LOAD FACTOR
200	OCCUPANT LOAD
2	

- 0.5-HR RATED CORRIDOR PER CBC 1020 & 708
- EXIT ACCESS TRAVEL DISTANCE
- REMOTE LOCATION
- EXIT STAIR

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AREA DIAGRAM & CALCULATION

A0.13

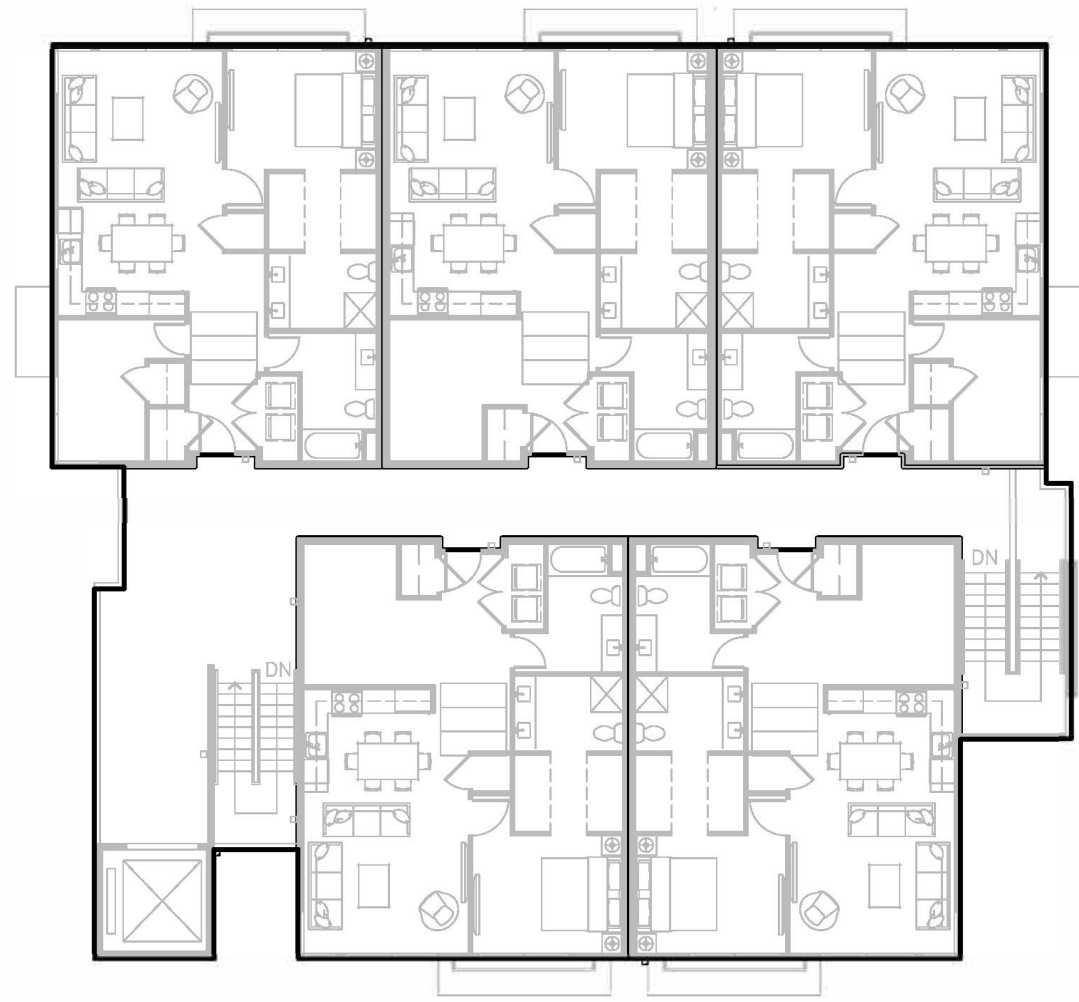


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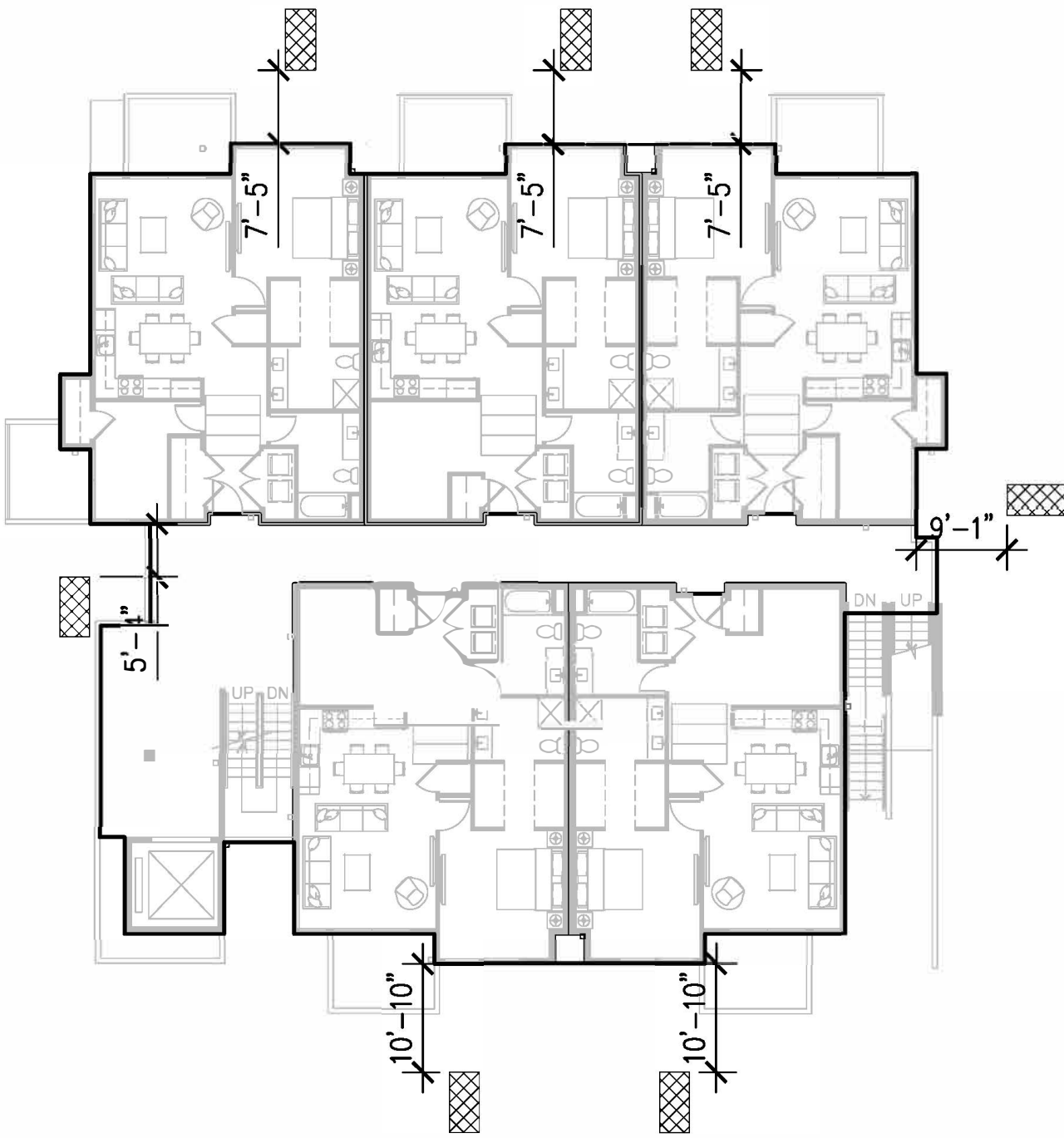
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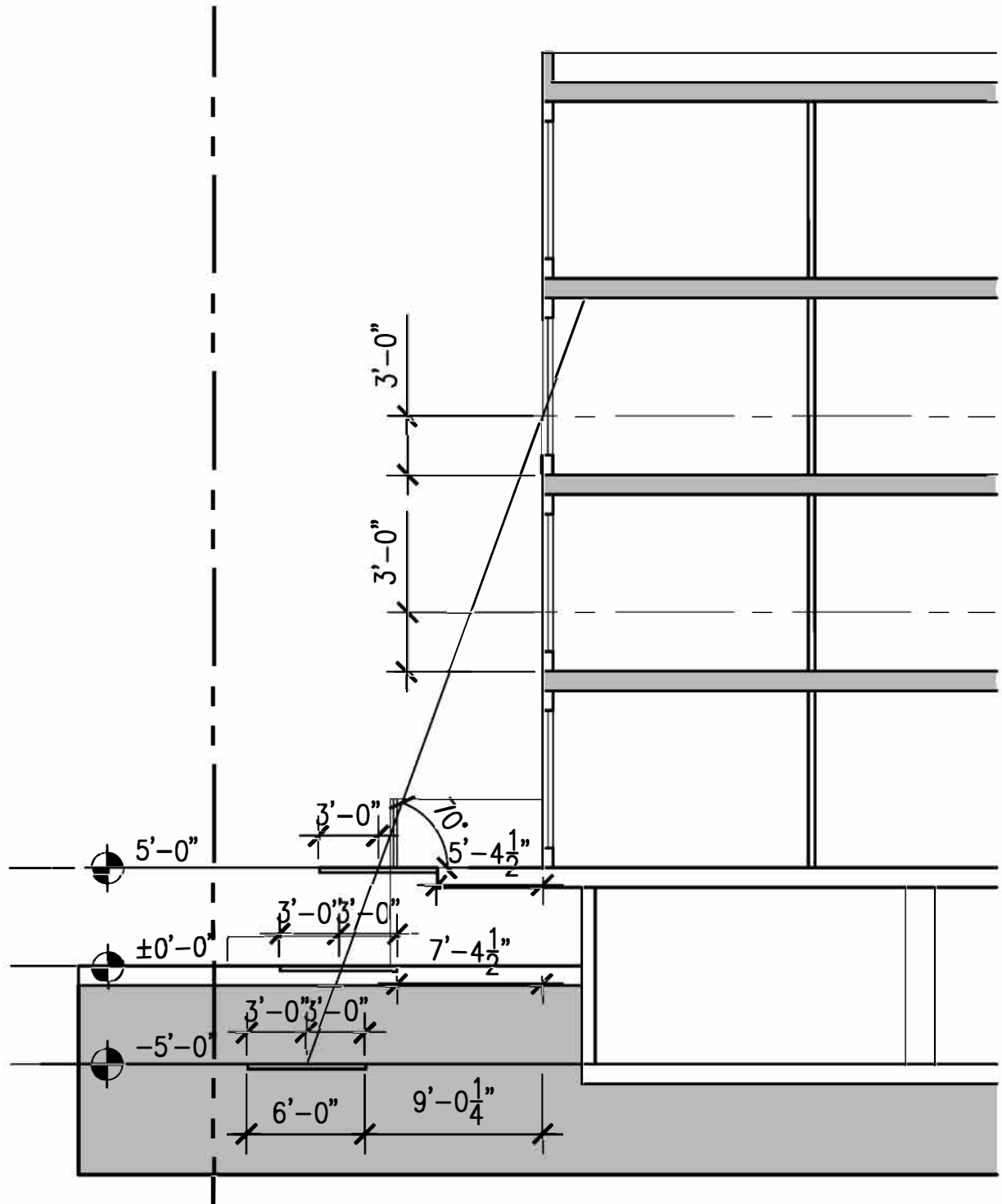
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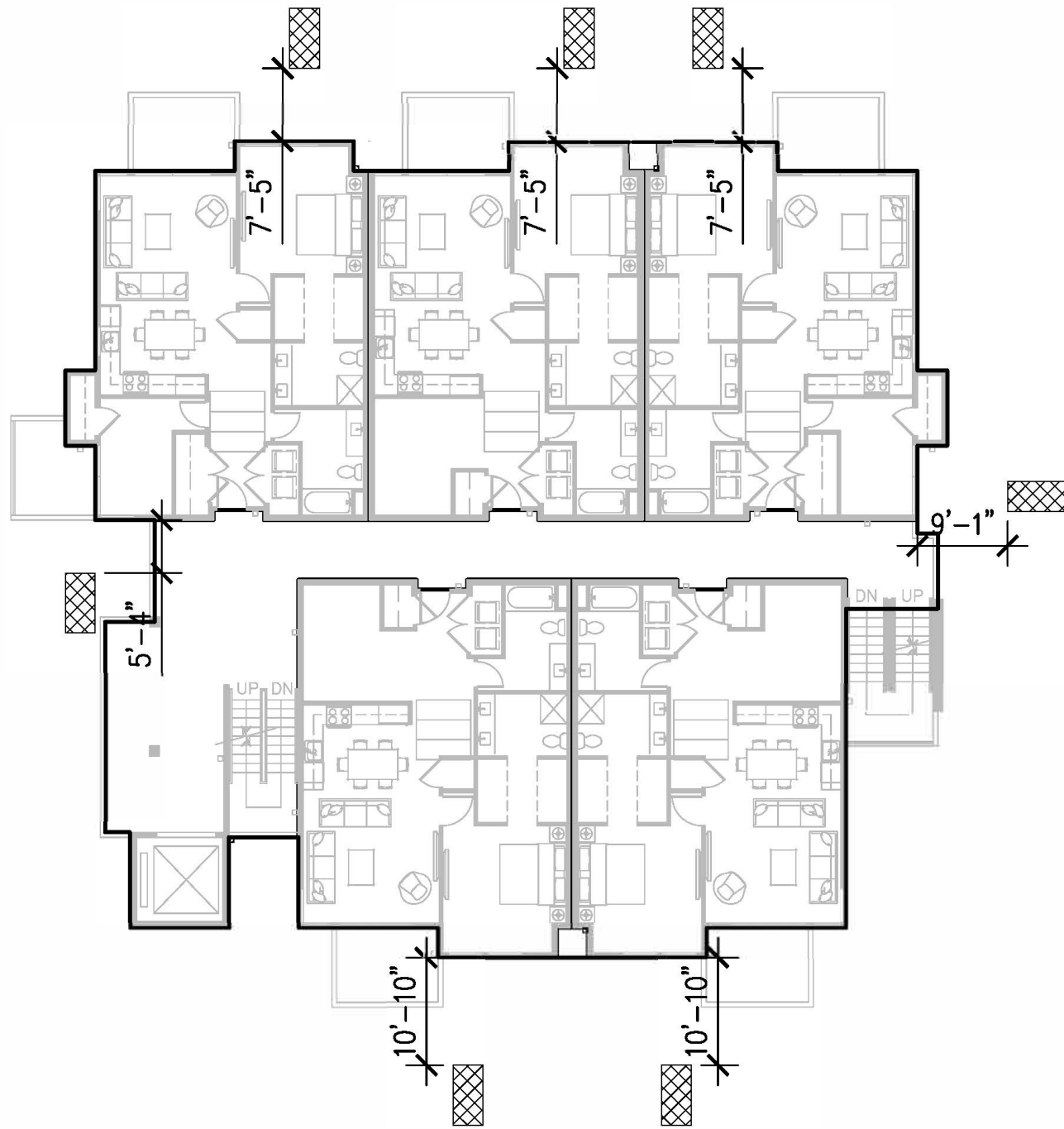
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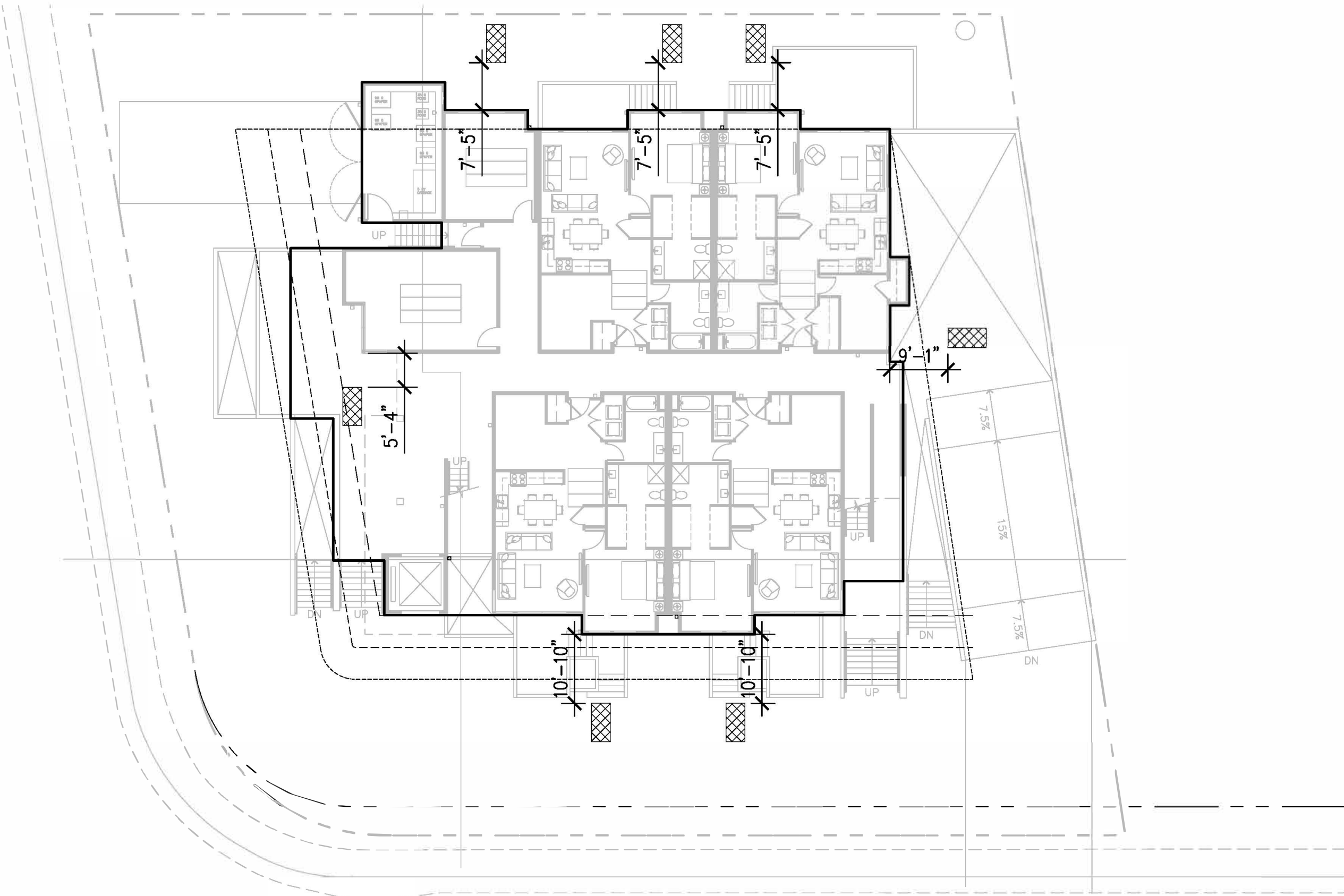
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BUILDING SECTION
1/8"=1'-0"



CODE ANALYSIS - L303
Scale: 1/16"=1'-0"



CODE ANALYSIS - L101
Scale: 1/16"=1'-0"

ROOM	PROVIDED DOOR/STAIR WIDTH
34" 48"	OCCUPANT CAPACITY FACTOR
15 2	ACTUAL OCC. LOAD
95 95	MAX. OCCUPANT CAPACITY
226 220	REQUIRED DOOR/STAIR WIDTH
15" 19"	
DR. ST.	

ROOM	OCCUPANCY TYPE
B	ROOM AREA
150 SF	OCCUPANT LOAD FACTOR
200	OCCUPANT LOAD
2	

- 0.5-HR RATED CORRIDOR PER CBC 1020 & 708
- EXIT ACCESS TRAVEL DISTANCE
- REMOTE LOCATION
- 3'x6' LADDER PAD TO RESCUE WINDOW

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PLANNING RESUBMIT 2	2021.03.21
PLANNING RESUBMIT 3	2021.08.02
PLANNING RESUBMIT 4	2021.10.06
PLANNING RESUBMIT 5	2021.11.25

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RESCUE WINDOW ACCESS LADDER PAD



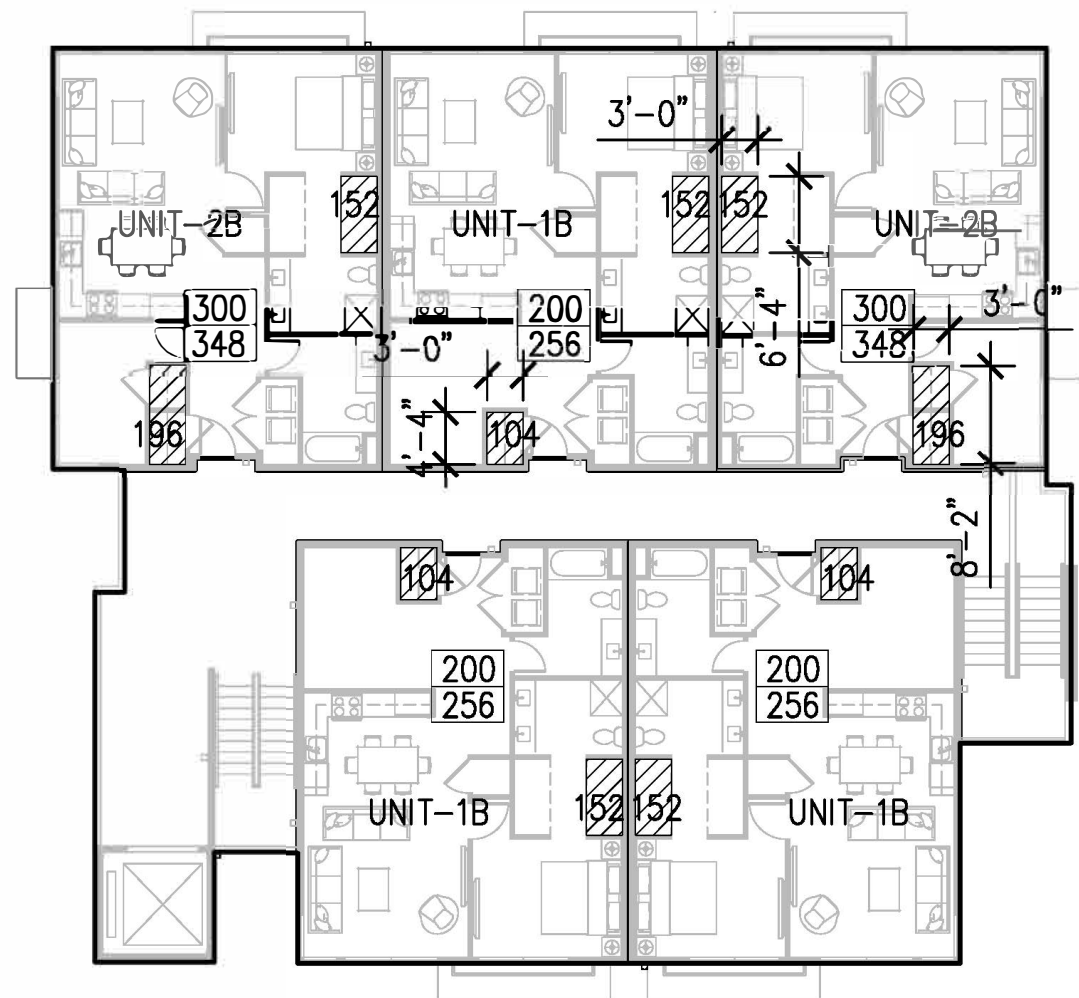
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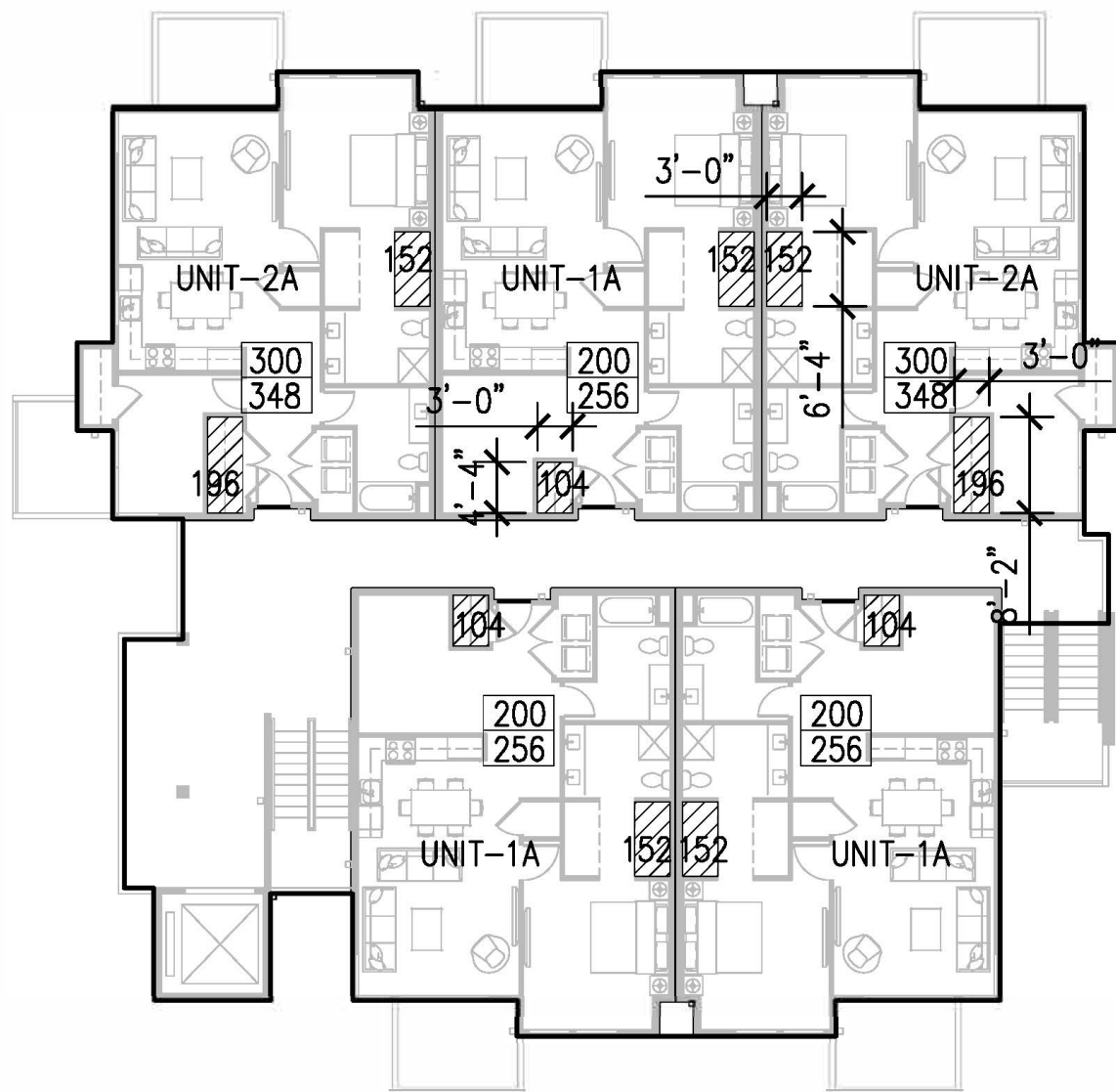


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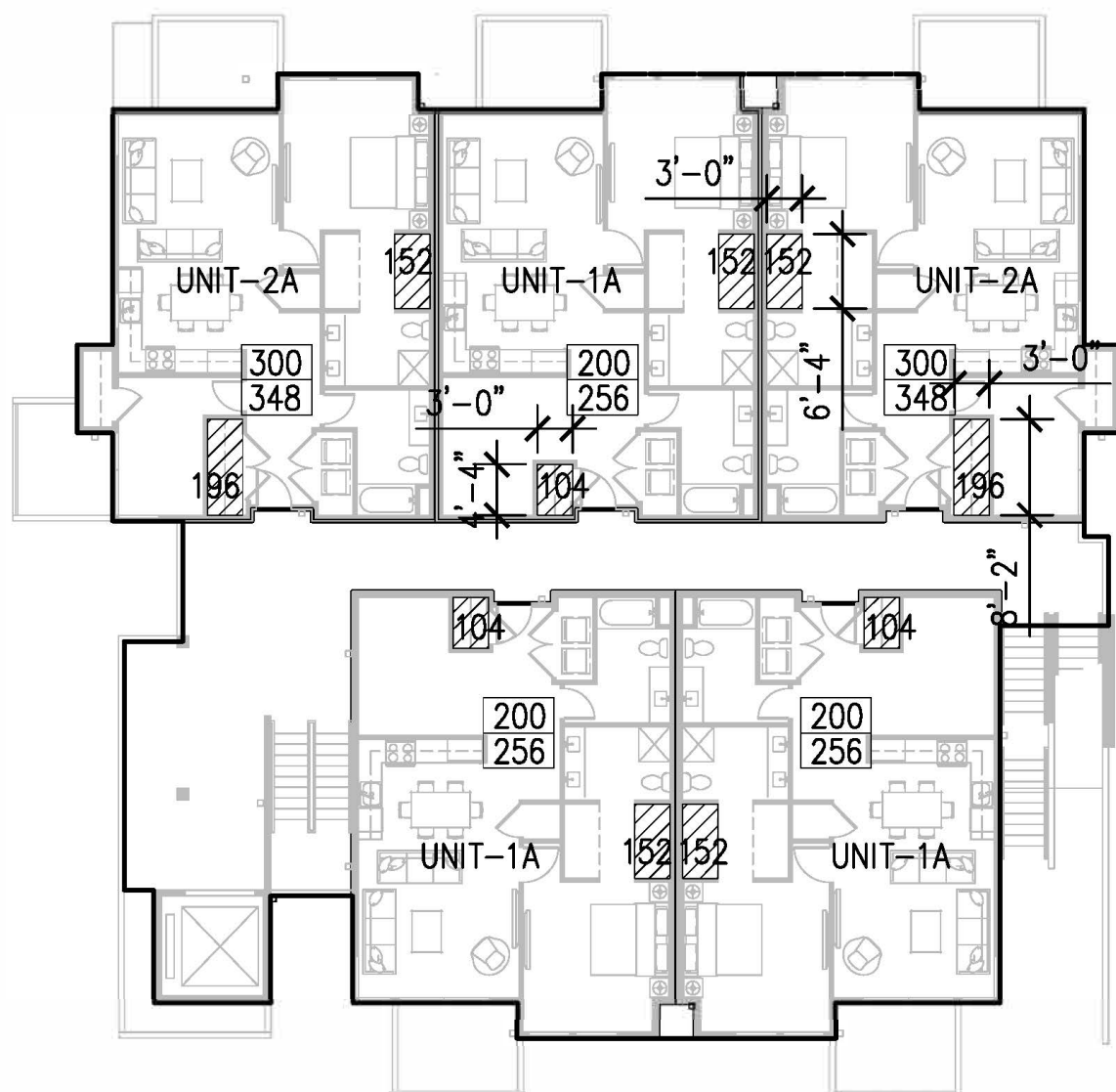
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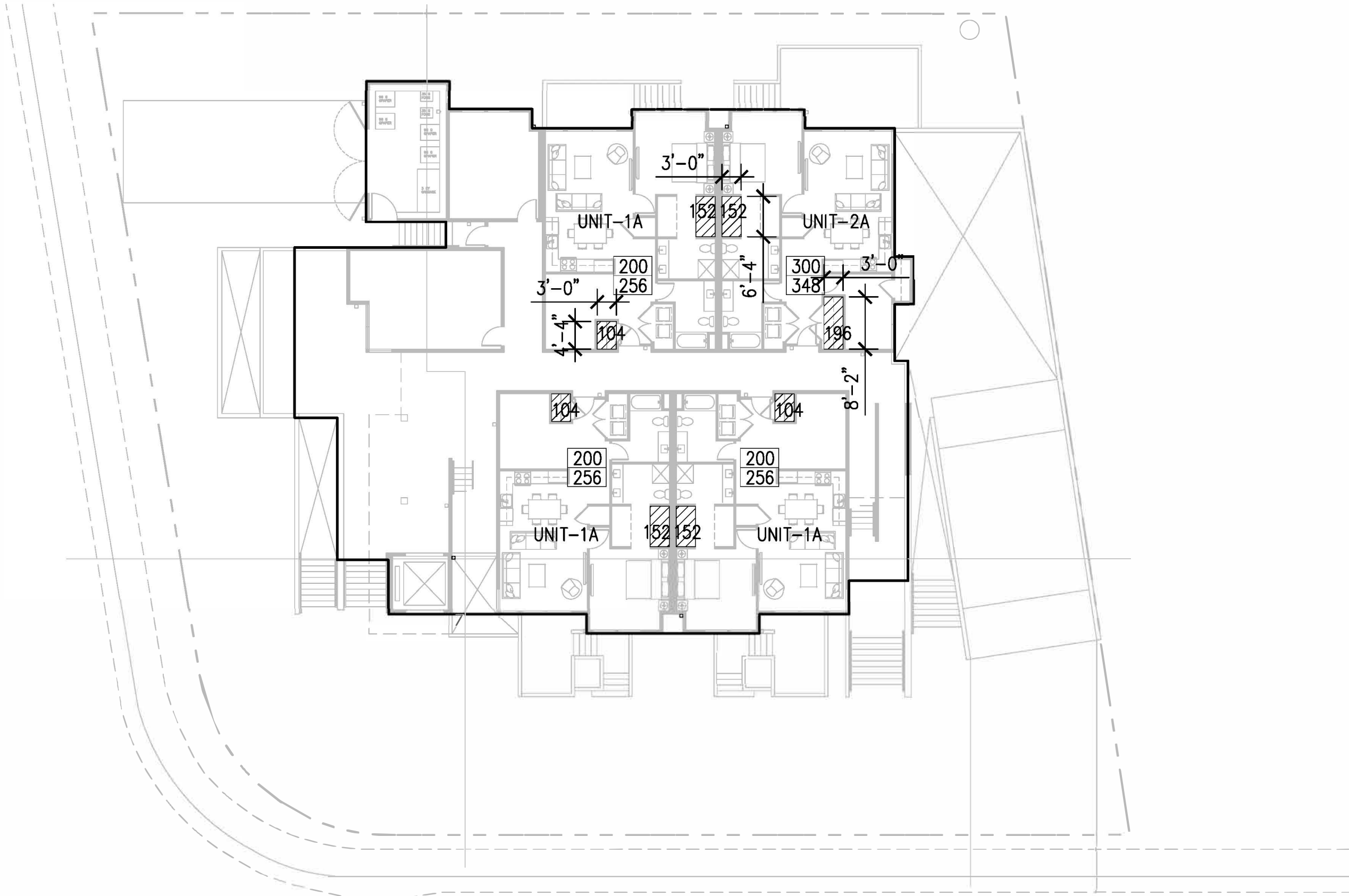
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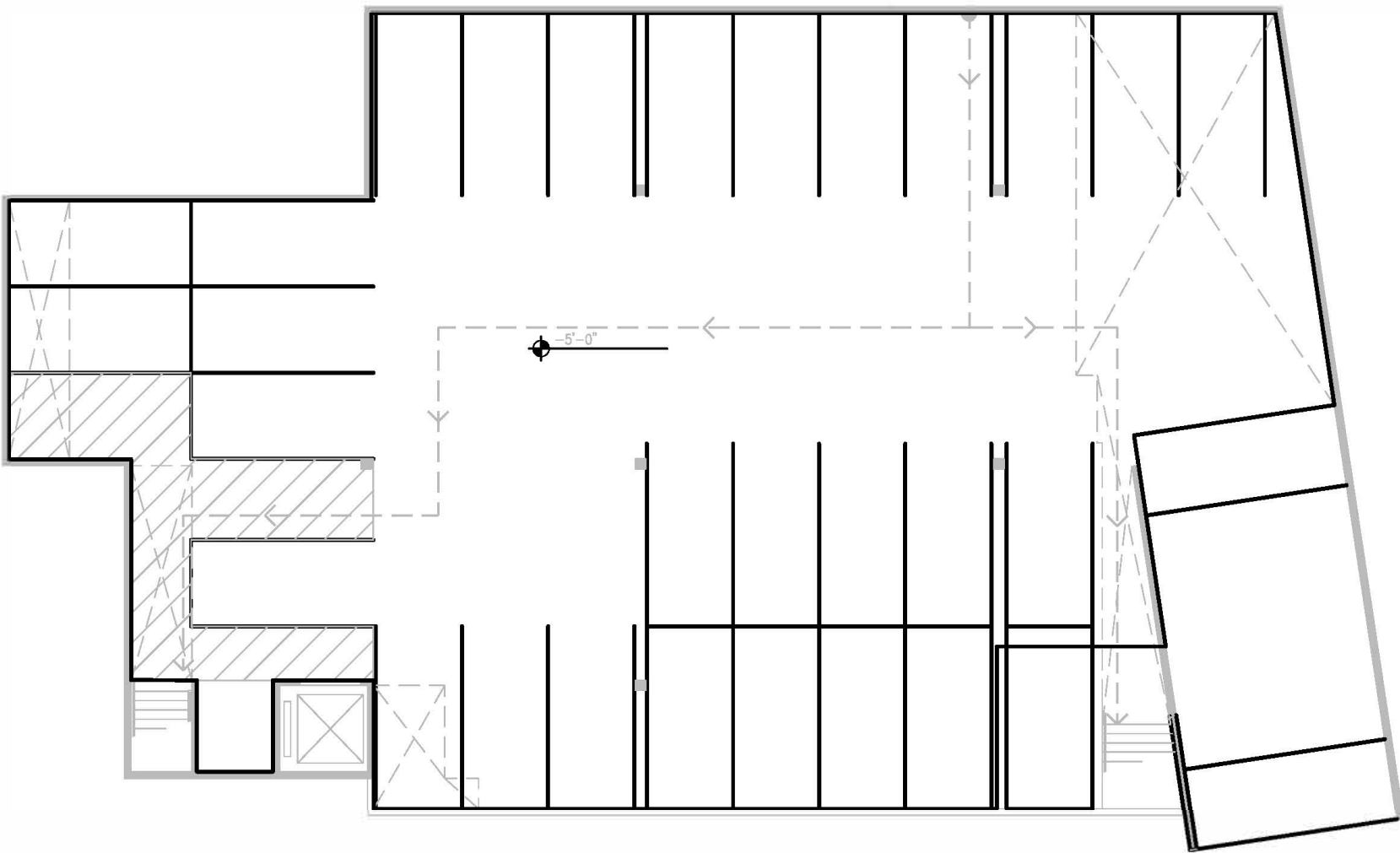
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CODE ANALYSIS - L203
Scale: 1/16"=1'-0"



CODE ANALYSIS - L102
Scale: 1/16"=1'-0"



CODE ANALYSIS - B101
Scale: 1/16"=1'-0"

200 MIN. STORAGE CU.FT. REQUIRED
436 STORAGE CU.FT. PROPOSED

LOCKABLE STORAGE PROVIDED

FLOOR	1 BEDROOM		2 BEDROOM	
	UNIT-1A	UNIT-1B	UNIT-2A	UNIT-2B
4		256		348
3	256		348	
2	256		348	
1	256		348	

LOCKABLE STORAGE BREAKDOWN

UNIT #	LOCKABLE STORAGE	WIDTH	DEPTH	HEIGHT	VOLUME
UNIT-1A	SPACE 1	4'-4"	3'-0"	8'-0"	104 Q.F.
	SPACE 2	6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL					256 Q.F.
UNIT-1B	SPACE 1	4'-4"	3'-0"	8'-0"	104 Q.F.
	SPACE 2	6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL					256 Q.F.
UNIT-2A	SPACE 1	8'-2"	3'-0"	8'-0"	196 Q.F.
	SPACE 2	6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL					348 Q.F.
UNIT-2B	SPACE 1	8'-2"	3'-0"	8'-0"	196 Q.F.
	SPACE 2	6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL					348 Q.F.

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LOCKABLE STORAGE

A0.15

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A1.01



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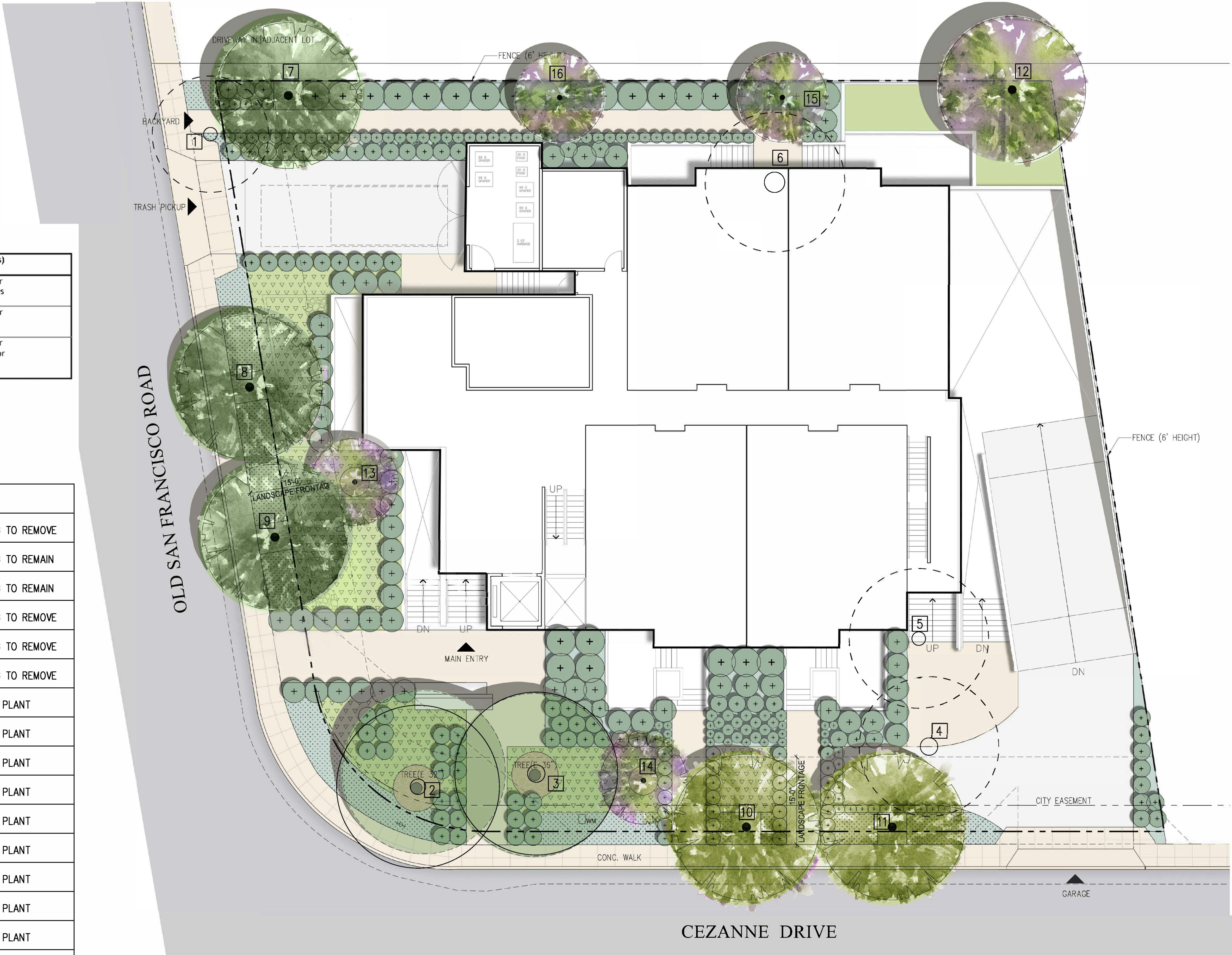
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Tree to be Removed	Replacement Tree(s)
12" - 18" diameter (36"-56" circumference)	One 24" box tree, or Three 15-gallon trees
18" - 24" diameter (56" - 75" circumference)	One 36" box tree, or Two 24" box trees
Over 24" diameter (greater than 75" circumference)	One 48" box tree, or Two 36" box trees, or Four 24" box trees

TREE SCHEDULE

	COMMON NAME	EXISTING TREE TYPE	DBH	NOTE
1	MONTEREY PINE	STREET TREE	25.8"	EXISTING TO REMOVE
2	MONTEREY PINE	PROTECTED TREE	33.8"	EXISTING TO REMAIN
3	MONTEREY PINE	PROTECTED TREE	35.3"	EXISTING TO REMAIN
4	MONTEREY PINE	PROTECTED TREE	35.2"	EXISTING TO REMOVE
5	MONTEREY PINE	PROTECTED TREE	32.5"	EXISTING TO REMOVE
6	MONTEREY PINE	PROTECTED TREE	36.7"	EXISTING TO REMOVE
7	JACARANDA		36"	NEW TO PLANT
8	JACARANDA		36"	NEW TO PLANT
9	JACARANDA		36"	NEW TO PLANT
10	JACARANDA		36"	NEW TO PLANT
11	JACARANDA		36"	NEW TO PLANT
12	JACARANDA		36"	NEW TO PLANT
13	JACARANDA		24"	NEW TO PLANT
14	JACARANDA		24"	NEW TO PLANT
15	JACARANDA		24"	NEW TO PLANT
16	JACARANDA		24"	NEW TO PLANT



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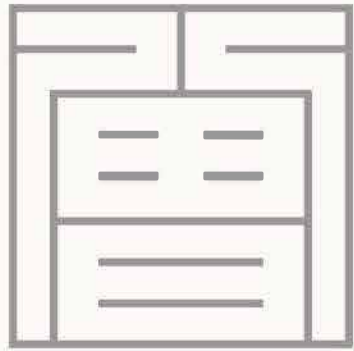
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LANDSCAPE SITE PLAN

A1.02



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PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREE						
JaMi	Jacaranda mimosifolia	Jacaranda	M	5	24" box	As Shown
Cam	Cinnamomum camphora	Camphor	M	2	36" box	As Shown
Chis	Quercus canbyi	Chisos Oak	L	3	36" box	As Shown
SHRUBS						
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	27	15 gal.	3' O.C.
CoPu	Coleonema Pulchrum 'Sunset Gold'	Golden Breath of Heaven	M	15	15 gal.	3' O.C.
CySp	Cytisus x spachianus	Broom	L	2	15 gal.	4' O.C.
DoVi	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	L	4	15 gal.	4' O.C.
LaAn	Lavandula angustifolia	English Lavander	L	73	15 gal.	2' O.C.
MyCo	Myrtus communis 'Compacta'	Dwarf Myrtle	L	28	15 gal.	3' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	9	15 gal.	3' O.C.
PhFr	Photonia x fraseri	Fraser Photinia	M	24	15 gal.	4' O.C.
PrLa	Prunus laurocerasus	English Laurel	M	9	15 gal.	5' O.C.
RoOf	Rosmarinus officinalis 'Benenden Blue'	Rosemary	L	18	15 gal.	4' O.C.
TeFr	Teucrium fruticosum 'Azureum'	Azureum Bush Germander	L	22	15 gal.	3' O.C.
PERENNIAL and GROUND COVER						
AgAt	Agave attenuata	Fox Tail Agave	L	27	15 gal.	3' O.C.
AgBl	Agave 'Blue Glow'	Blue Glow Agave	L	33	15 gal.	2' O.C.
AnBi	Anigozanthos 'Big Red'	'Big Red' Kangaroo Paw	L	22	15 gal.	2' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	55	15 gal.	3' O.C.
EcAg	Echeveria agavoides 'Romeo'	Romeo Wax Agave	L	40	5 gal.	18" O.C.
EuCh	Euphorbia characias 'wulfenii'	Euphorbia	L	4	15 gal.	4' O.C.
	Carex pansa	California Meadow Sedge	L	1,120 SF	Seeds	
	Festuca glauca 'Elijah Blue'	'Elijah Blue' Fescue	L	515	5 gal.	18" O.C.
PhMa	Phormium 'Maori Queen'	'Maori Queen' New Zealand Flax	L	4	15 gal.	3' O.C.
PhTe	Phormium tenax 'New Hybrids'	New Zealand Flax Hybrids	L	4	15 gal.	4' O.C.

* WUCOLS water usage level: H-High, M-Moderate, L-Low and VL-Very Low



Cam - 2



Chis - 3



JaMi - 5



TeFr - 22



NaNa - 9



CySp - 2



DoVi - 4



CoPu - 15



PrLa - 9



RoOf - 18



LaAn - 73



MyCo - 28



BeTh - 27



PhFr - 24



AgAt - 27



AgBl - 33



AnBi - 22



AsDe - 55



EcAg - 40



EuCh - 4



Carex Pansa - 1120 SF



Festuca glauca
'Elijah Blue' - 515



PhMa - 4



PhTe - 4

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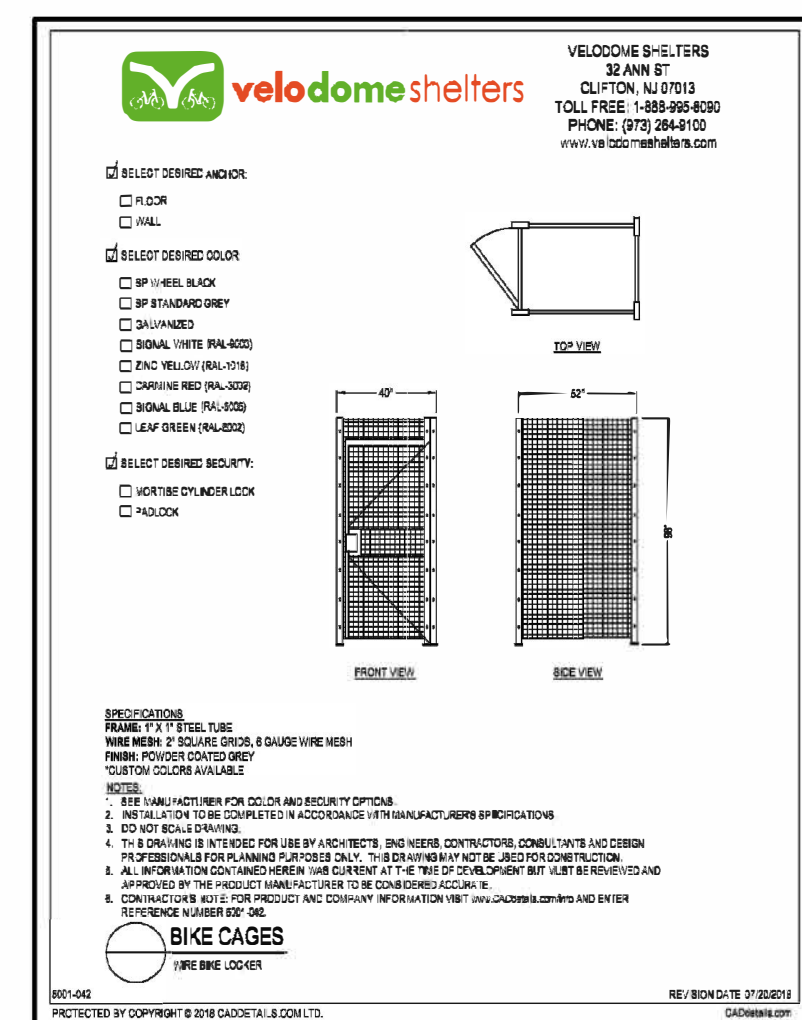
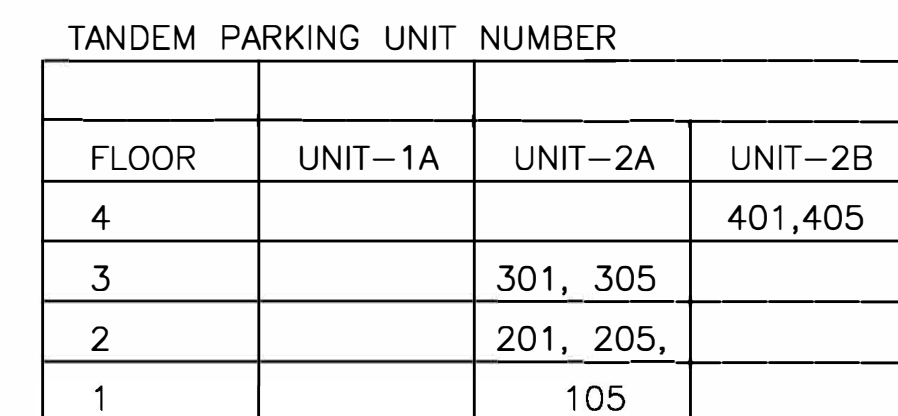
PLANT SCHEDULE

A1.03

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BASEMENT PLAN

A2.0B



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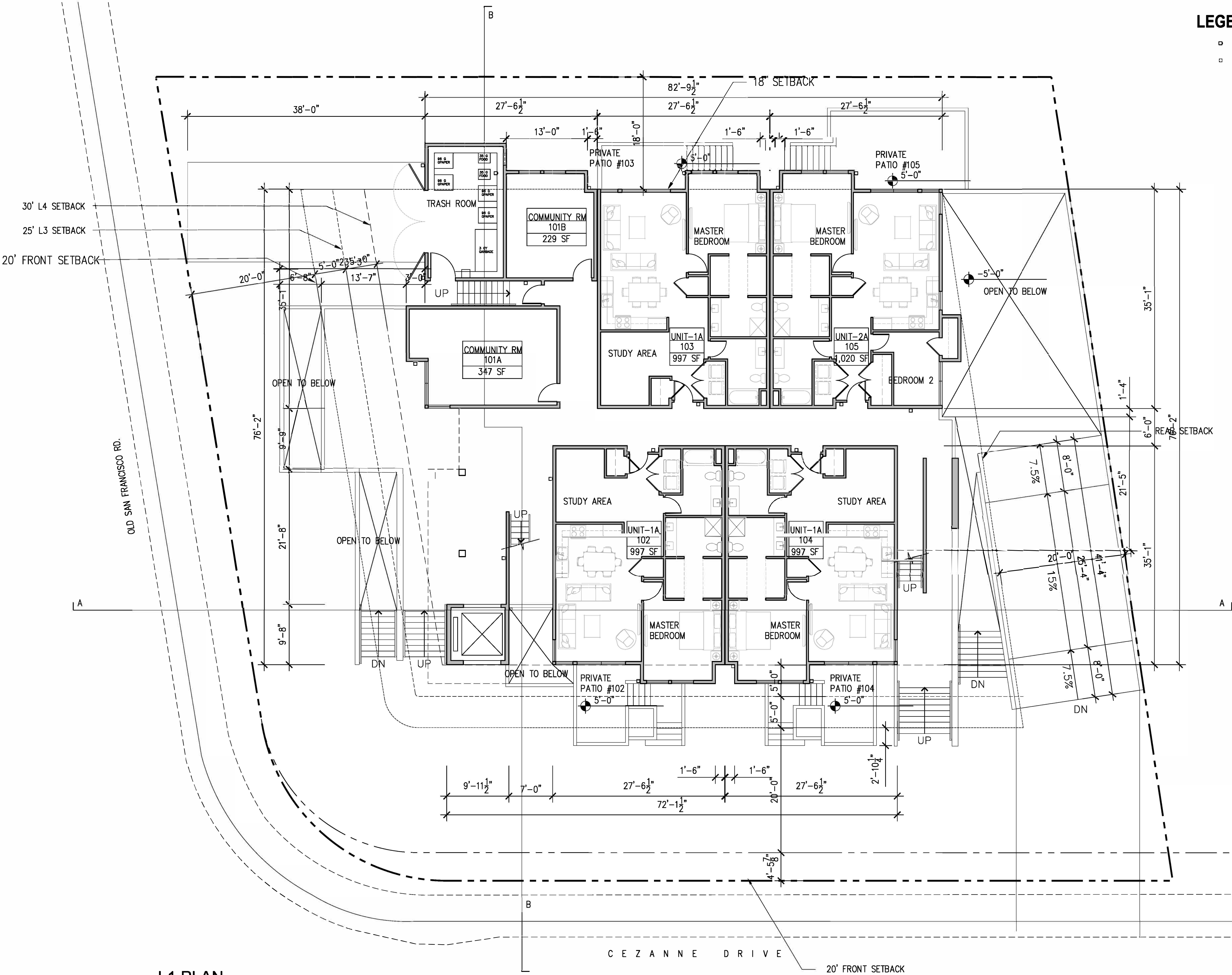


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LEGEND:

- WALL-MOUNTED LIGHT FIXTURE
- DOWNSPOUT



L1 PLAN
1/8"=1'-0"

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1ST FLOOR PLAN

A2.01

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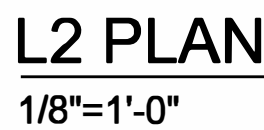
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2 FLOOR PLA

LEGEND:

- WALL-MOUNTED LIGHT FIXTURE
- DOWNSPOUT



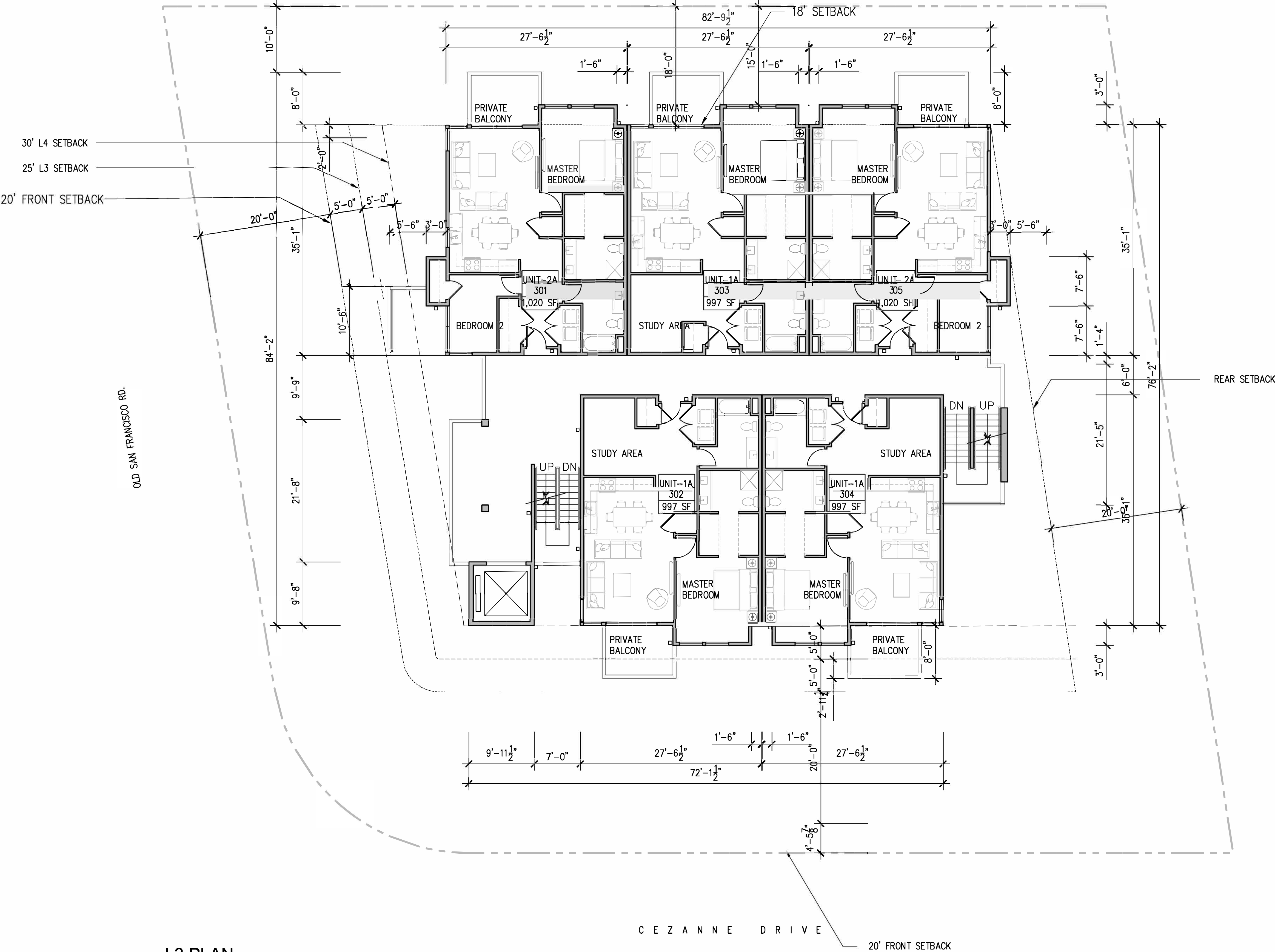


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L3 PLAN
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L3 FLOOR PLAN

A2.03

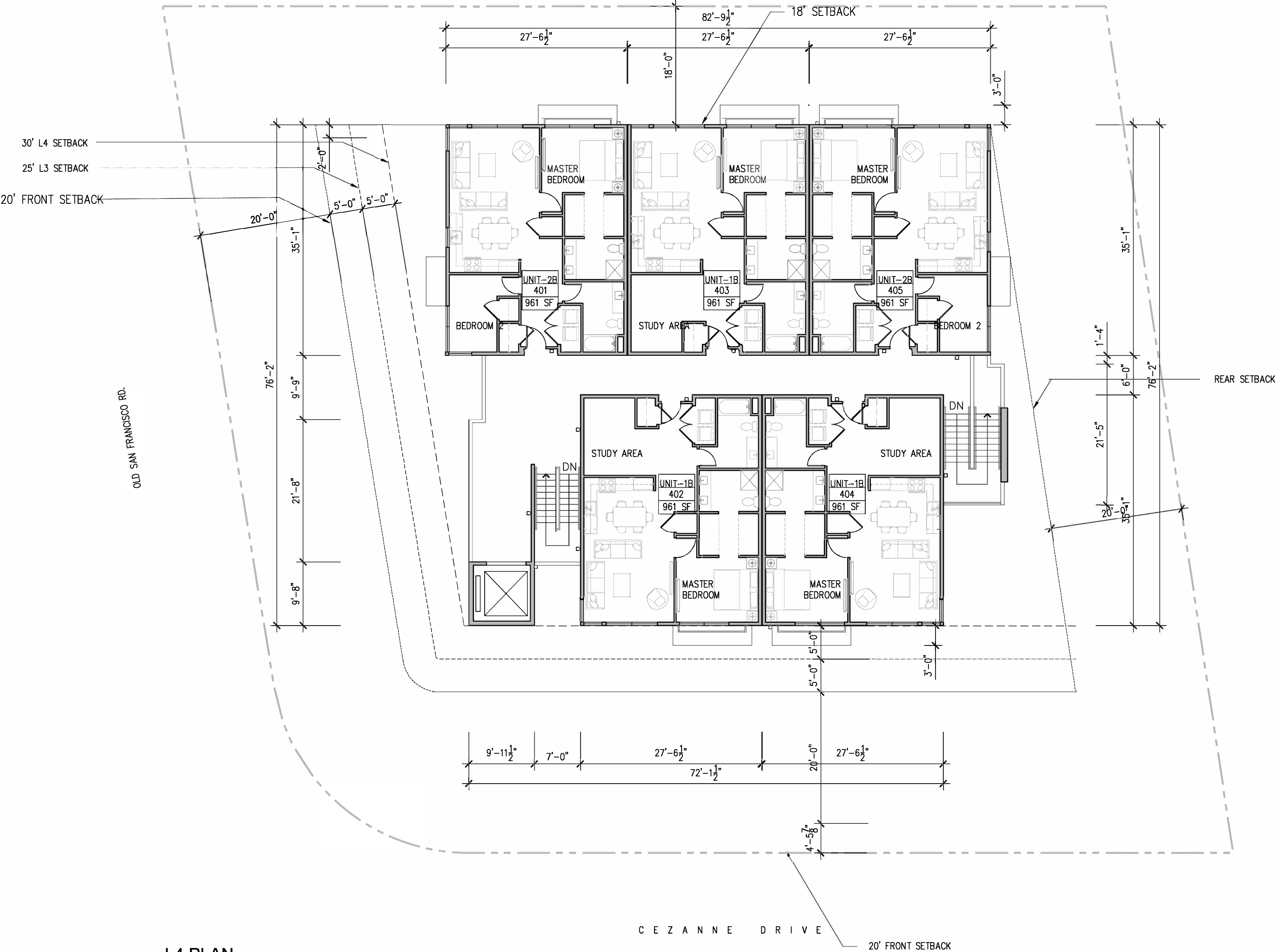


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L4 PLAN
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L4 FLOOR PLAN

A2.04



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

Solar Panel Specs

Wattage
425 W

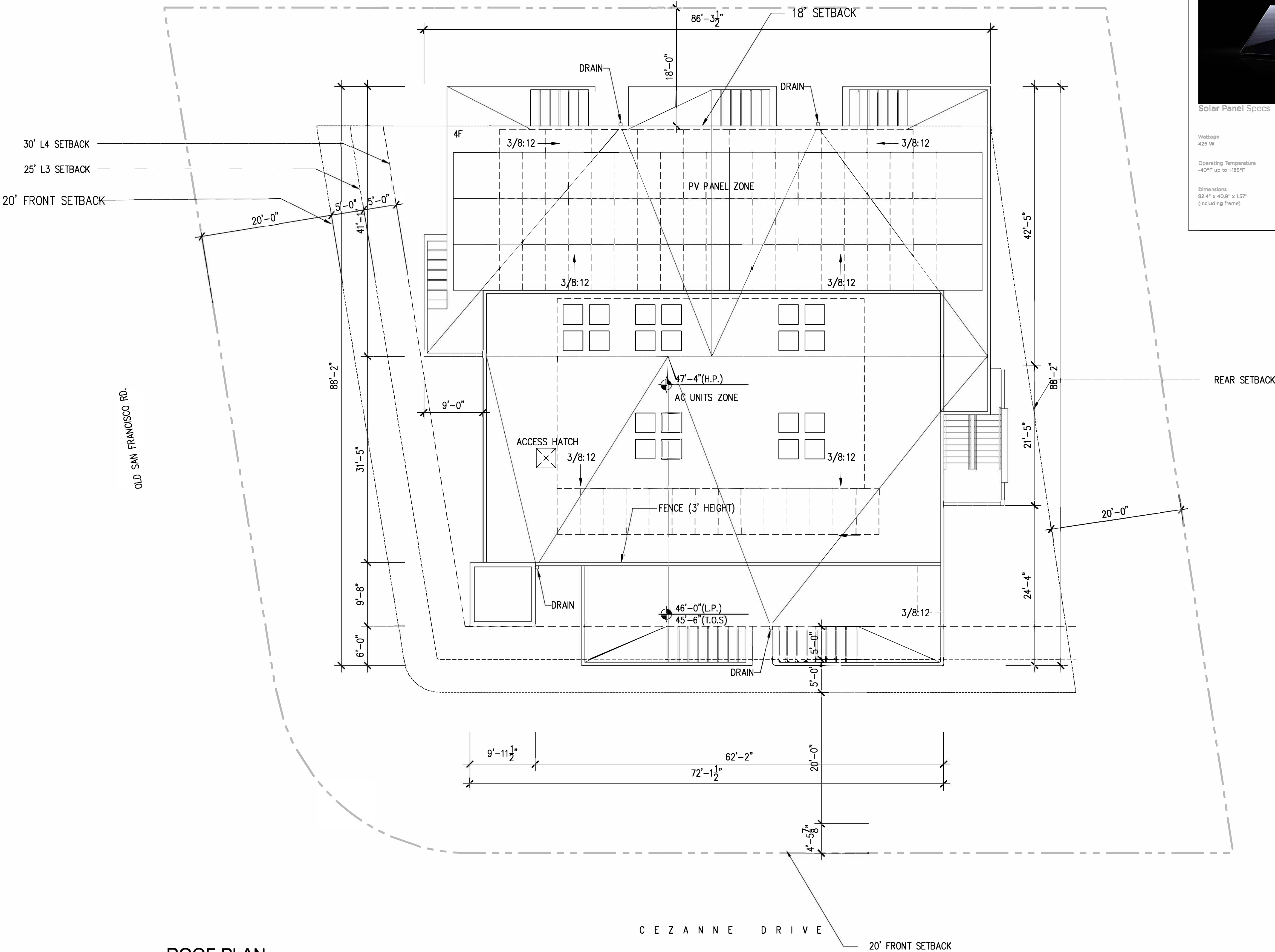
Operating Temperature
-40°F up to +185°F

Dimensions
82.4" x 40.9" x 1.57"
(including frame)

Certifications
UL 1703, CE-Compliant,
IEC 61215 (Ed. 2),
IEC 61730 (Ed. 1)

Inverter Power
3.8kW / 7.6kW
97.5% efficiency

Inverter Dimensions
28" x 18" x 6"



ROOF PLAN
1/8"=1'-0"

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ROOF PLAN

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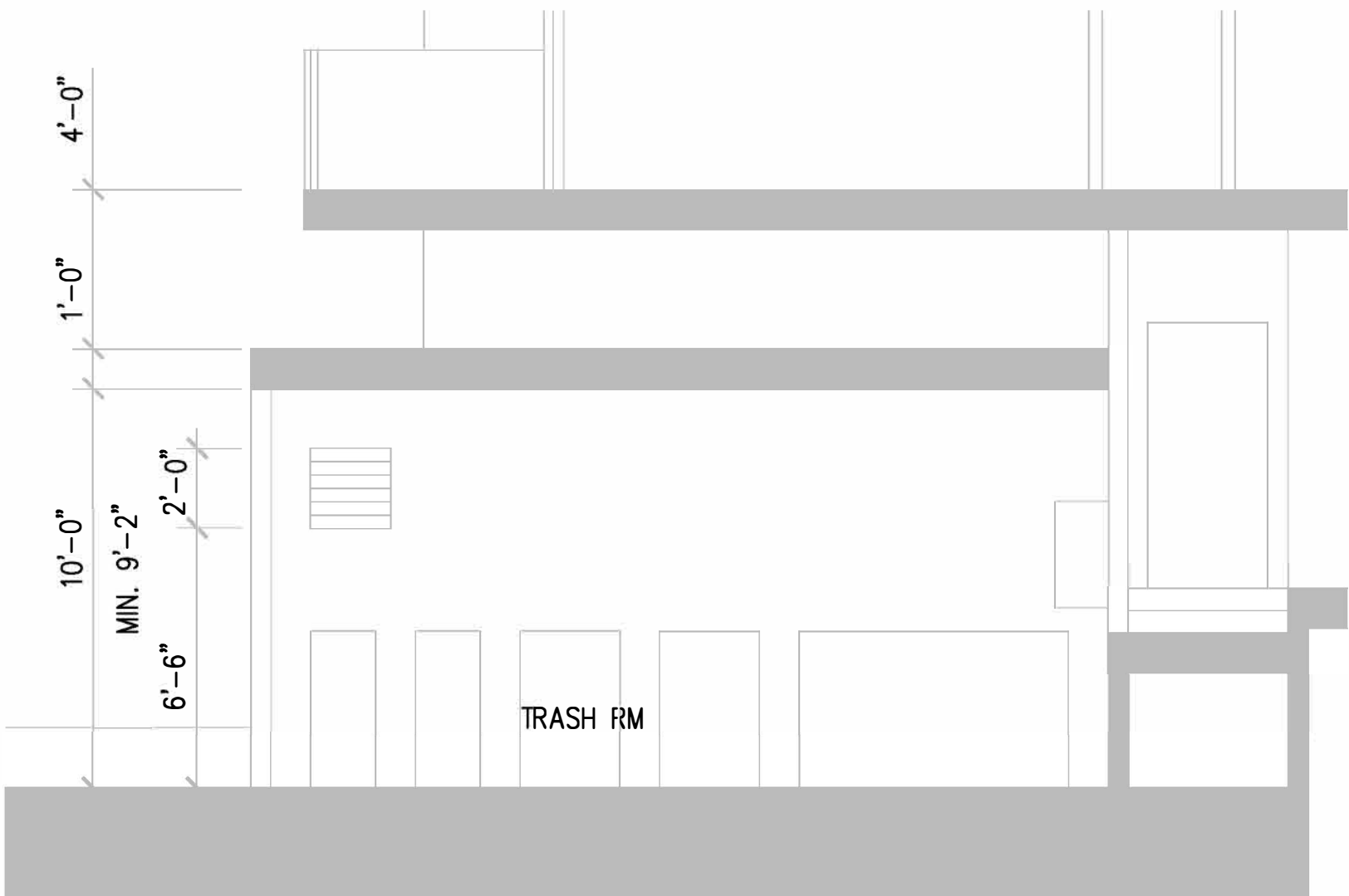
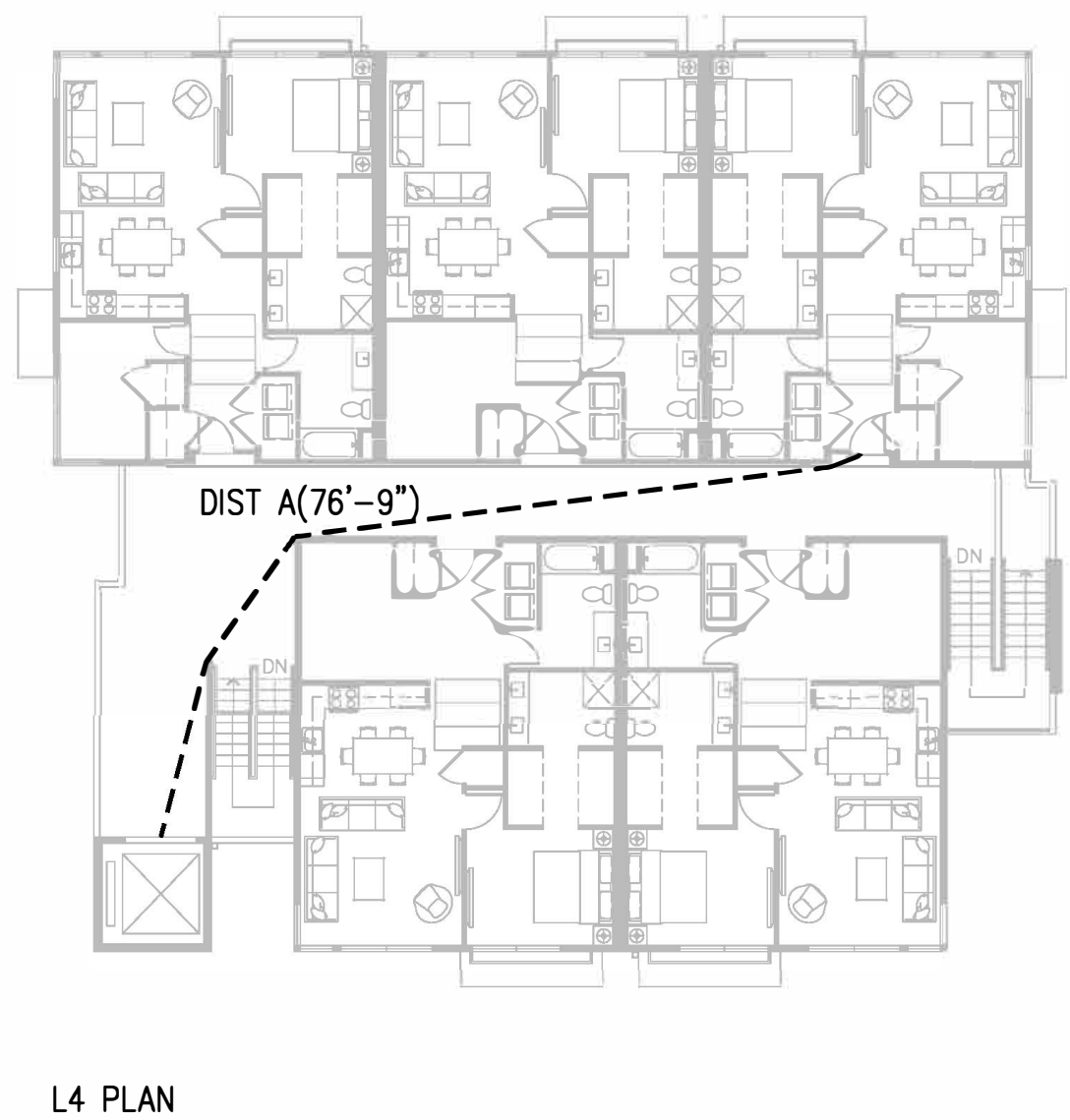
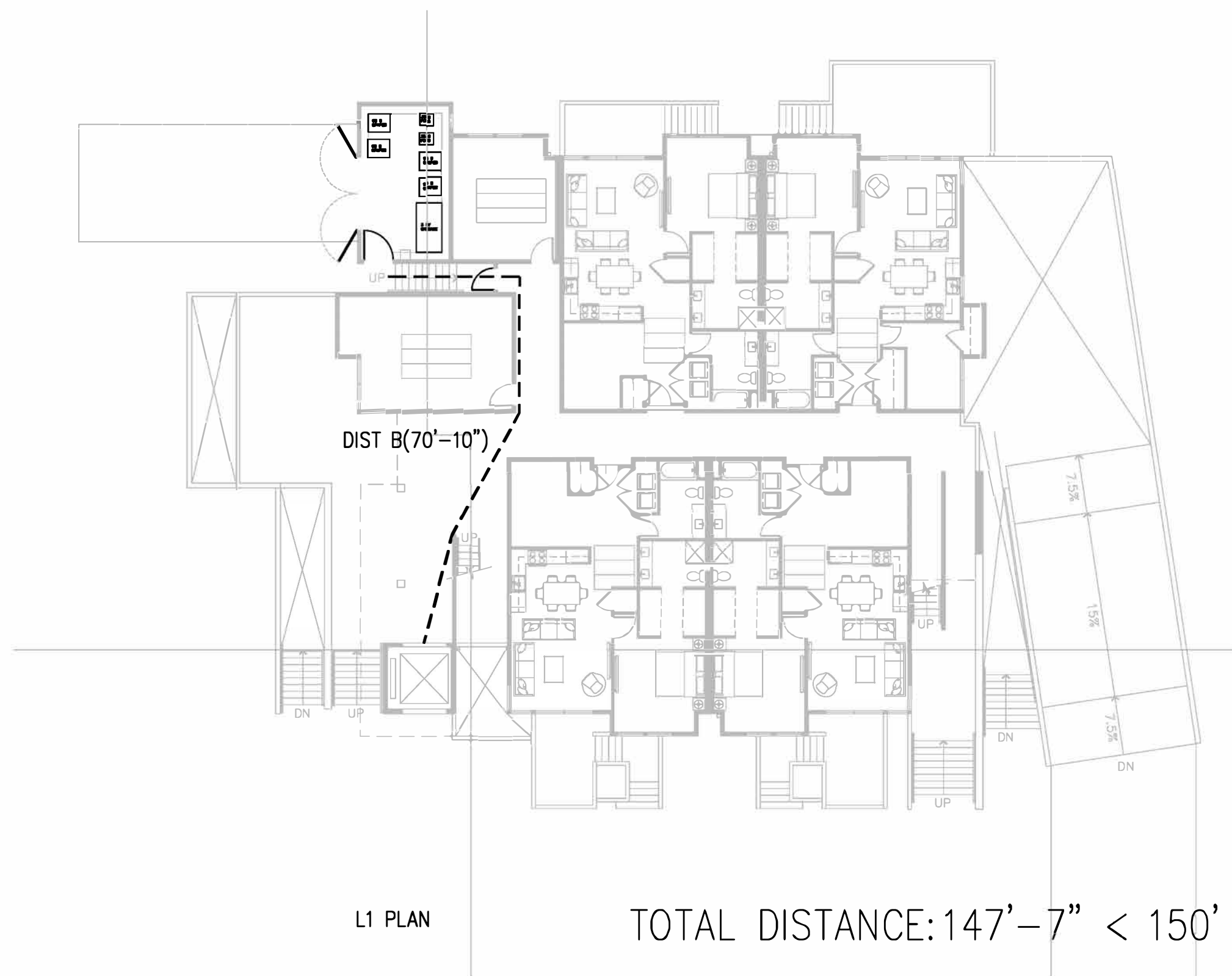
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WASTE MANAGEMENT PLAN STATEMENTS:

GARBAGE ESTIMATED AT 6 CYD PER WEEK. ONE 3 CYD BIN @ 2x/wk SERVICE.

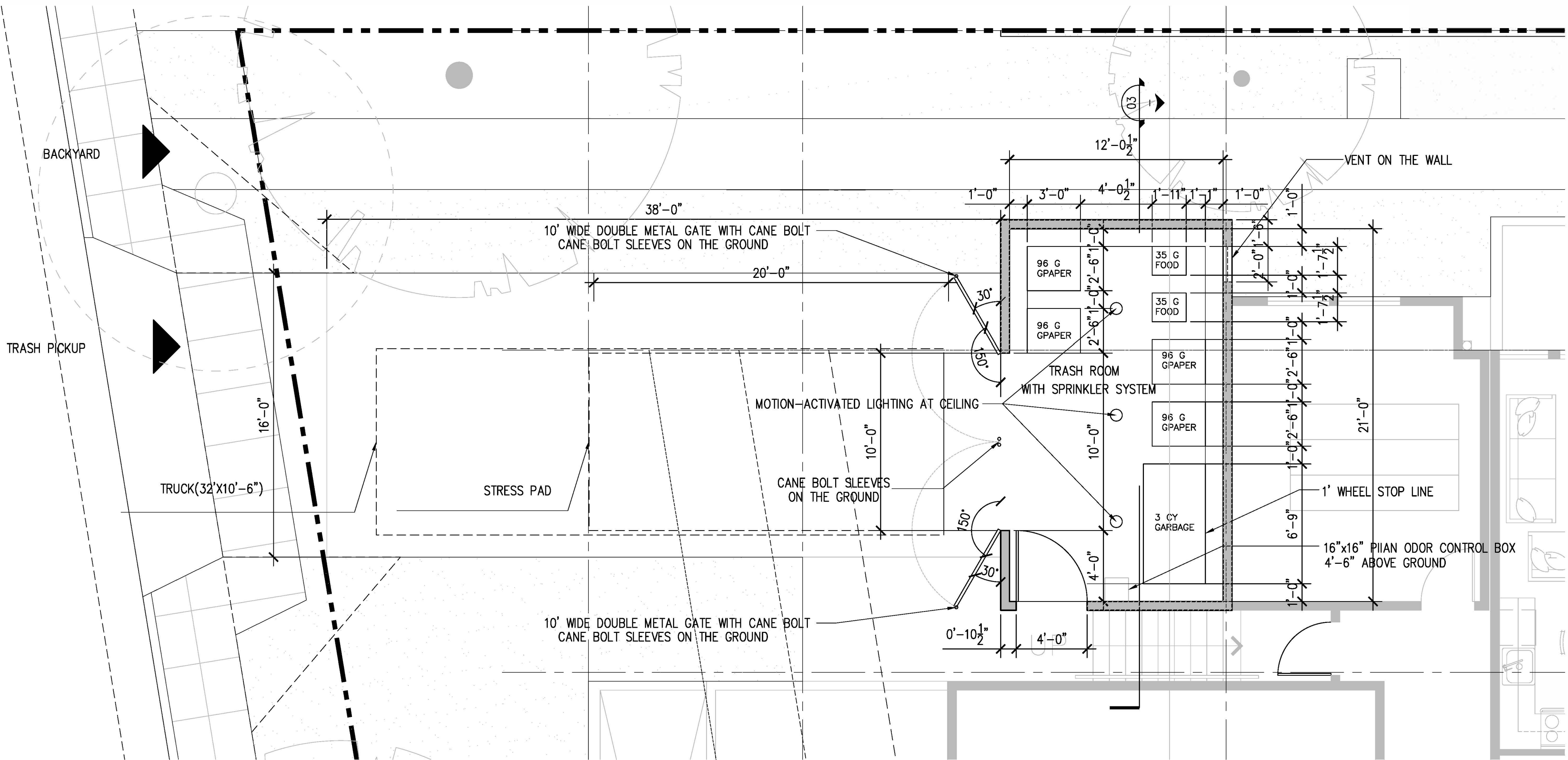
FOOD SCRAPS COLLECTION REQUIRED. TWO 35-GALLON CARTS @ 1x/wk. SERVICE

RECYCLING CARTS: TWO SETS OF TWO 96-GALLON CARTS, = 4 - 96-GALLON CARTS @ 1x/wk SERVICE.



TRASH ROOM SECTION 03
Scale: 1/4"=1'-0"

TOTAL DISTANCE: 147'-7" < 150'



GARBAGE ROOM ENLARGED PLAN 01
Scale: 1/4"=1'-0"

444 OLD SAN FRANCISCO HOMES

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CALIFORNIA, 94086

408.348.6885 cel
408.464.6623 cel

PLANNING SUBMIT	2020.02.12
PLANNING RESUBMIT 1	2020.09.08
PLANNING RESUBMIT 2	2021.03.21
PLANNING RESUBMIT 3	2021.08.02
PLANNING RESUBMIT 4	2021.10.06
PLANNING RESUBMIT 5	2021.11.25

Rev.	Date	Issue
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ENLARGED FLOOR PLAN

A3.01



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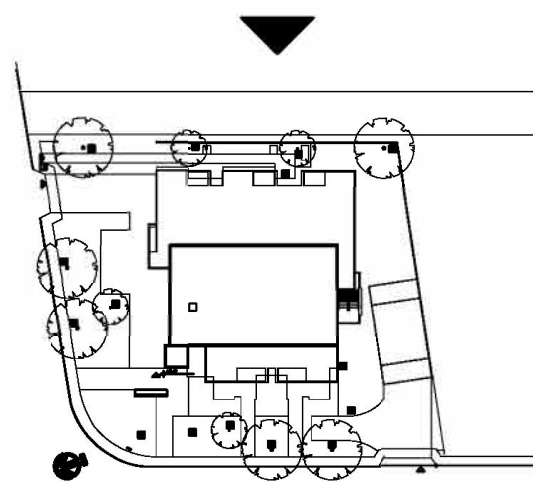


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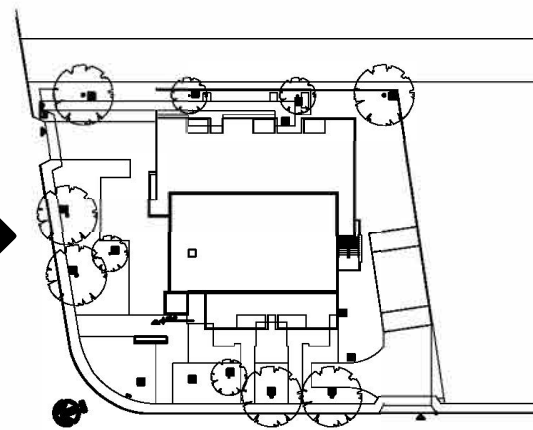
MATERIALS LEGEND

1. CONCRETE
2. WOOD SIDING BOARD
3. HARDIE BOARD
4. CREAMY WHITE STUCCO
5. DOWNSPOUT
6. WALL-MOUNTED LIGHT FIXTURE
7. EQUIPMENT BEHIND THE SCREEN



EAST ELEVATION

1/8"=1'-0"



NORTH ELEVATION (ALONG SAN FRANCISCO RD)

1/8"=1'-0"

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ELEVATION

A5.01



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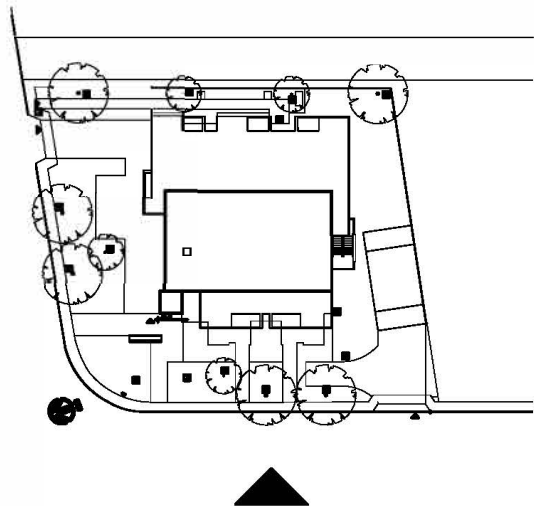


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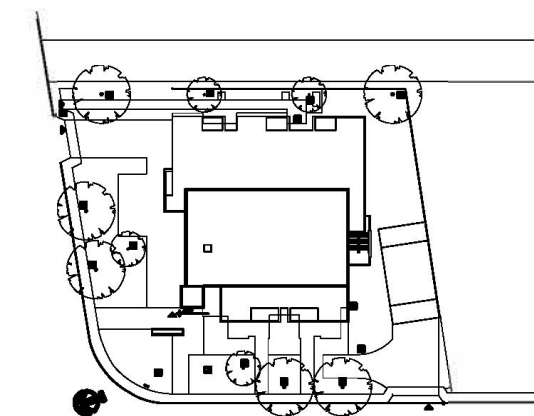
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MATERIALS LEGEND

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2. WOOD SIDING BOARD
3. HARDIE BOARD
4. CREAMY WHITE STUCCO
5. DOWNSPOUT
6. WALL-MOUNTED LIGHT FIXTURE
7. EQUIPMENT BEHIND THE SCREEN



WEST ELEVATION (ALONG CEZANNE DR)
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"

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PLANNING RESUBMIT 3	2021.08.02
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ELEVATION

A5.02



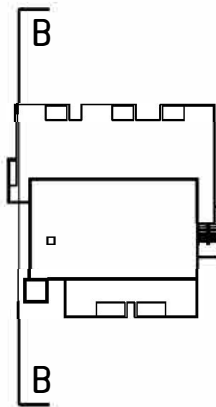
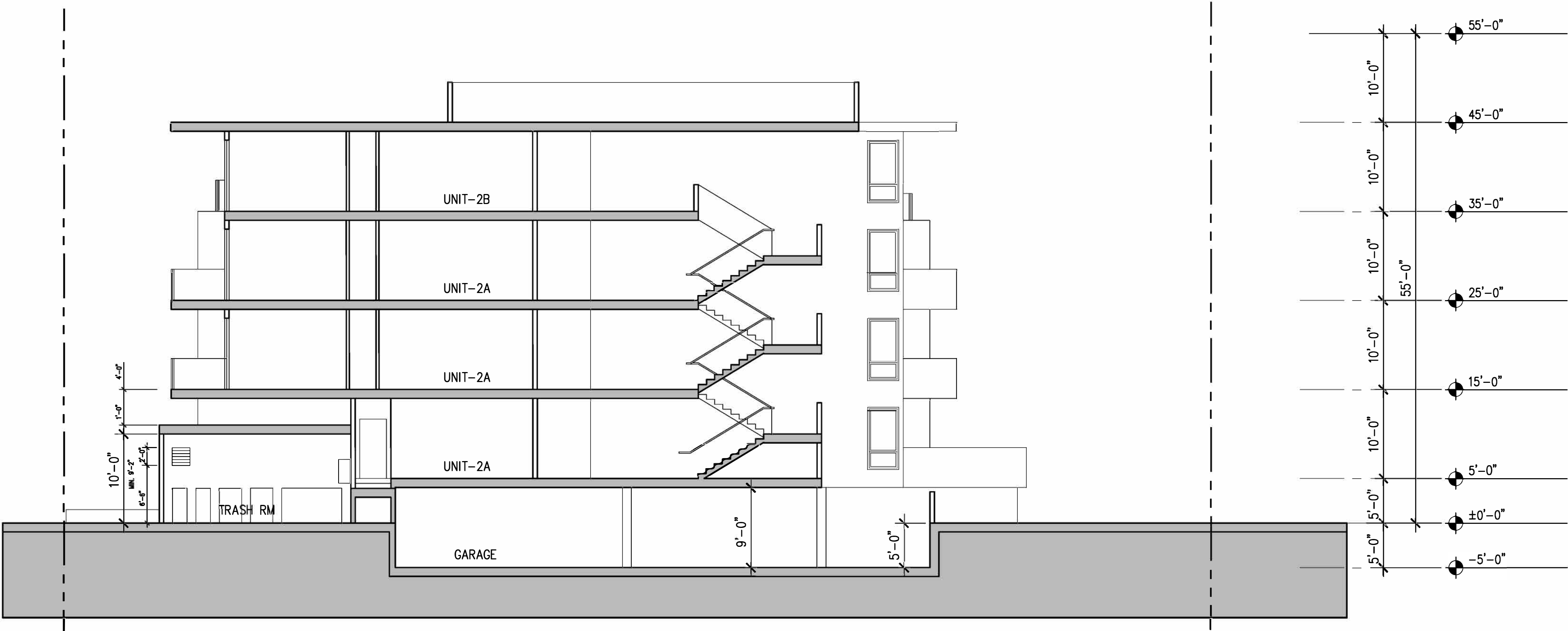
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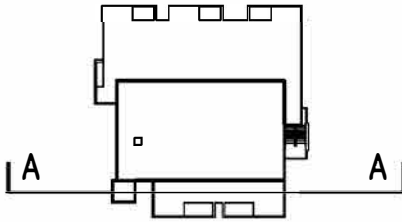
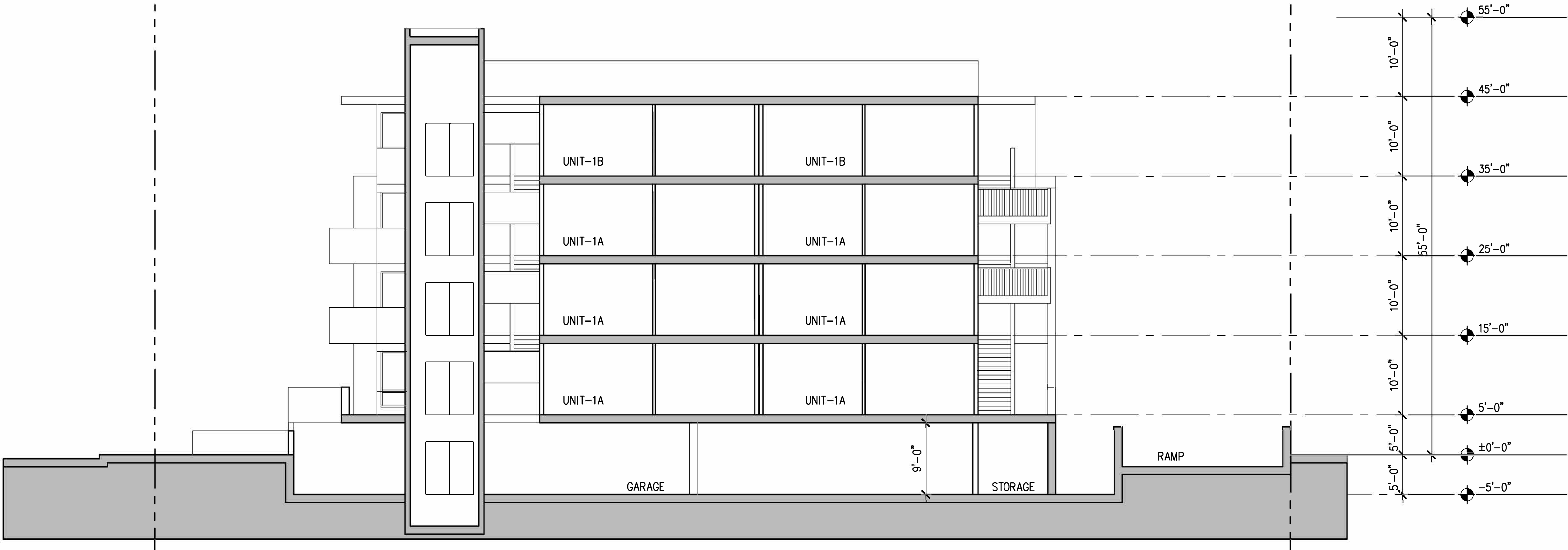


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BUILDING SECTION B-B
1/8"=1'-0"



BUILDING SECTION A-A
1/8"=1'-0"

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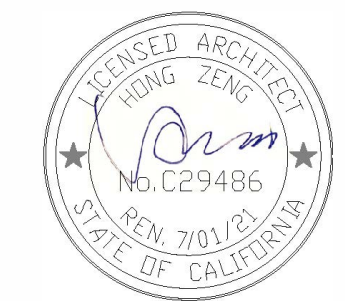
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Date: 02-12-2020 / A
Scale:

SECTION

A5.03

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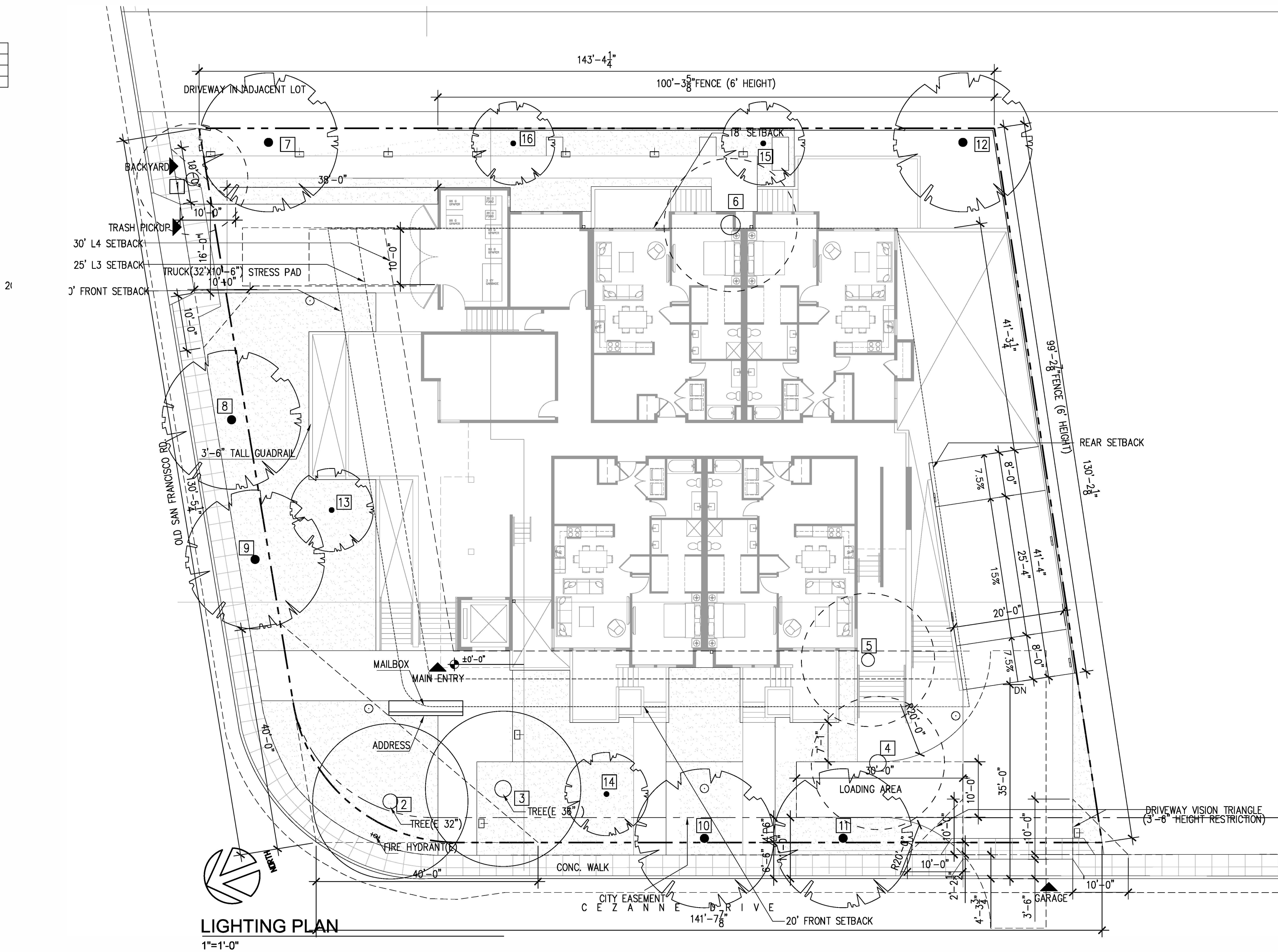
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LIGHTING SCHEDULE

Symbol	Qty	Label	Description
	12	F1	SONNEMAN BOX 28" LED BOLLARD OR SIMILAR
	4	F2	BEGA 22263 OR SIMILAR
	2	F3	STERNBERG P18-RW402-2BL4015-MDL05 OR SIMILAR



LIGHTING PLAN
1"=1'-0"

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LIGHTING PLAN

444 OLD SAN FRANCISCO ROAD HOMES



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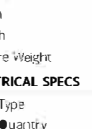
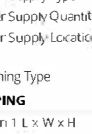
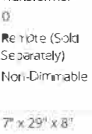
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RW402 RIALTA SERIES										LED COLUMN											
										JOB NAME											
DIMENSIONS (mm)		TYP. WEIGHT (g)		LUMEN (lm)		LUMEN EFFECTIVENESS (lm/w)		CCT (K)		FIRE RATING											
										RETENITIVITY											
										NOTE											
BUILD A PART NUMBER																					
ORDERING EXAMPLE: PTD-RW402-300-40T5-MC04-001-000																					
Maximum Power (W)	Beam Angle (°)	LED Type	LED Color	Part Type	Beam Shape	Beam Length (mm)	Optical Class	Optical Type	Optical Type	Optical Type	Optical Type										
300W	40°	T5	Warm White	PTD	Round	300mm	Class 1	Optical Type 1	Optical Type 2	Optical Type 3	Optical Type 4										
Mounting Configuration 1. Mounting hole diameter: 10mm (4 holes) 2. Mounting hole pitch: 100mm (4 holes) 3. Mounting hole offset: 10mm (4 holes) 4. Mounting hole offset: 10mm (4 holes) 5. Mounting hole offset: 10mm (4 holes) 6. Mounting hole offset: 10mm (4 holes) 7. Mounting hole offset: 10mm (4 holes) 8. Mounting hole offset: 10mm (4 holes) 9. Mounting hole offset: 10mm (4 holes) 10. Mounting hole offset: 10mm (4 holes) 11. Mounting hole offset: 10mm (4 holes) 12. Mounting hole offset: 10mm (4 holes)																					
LED 1. LED Type: T5 2. LED Color: Warm White 3. LED Power: 300W 4. LED Beam Angle: 40° 5. LED Part Type: PTD 6. LED Beam Shape: Round 7. LED Beam Length: 300mm 8. LED Optical Class: Class 1 9. LED Optical Type: Optical Type 1 10. LED Optical Type: Optical Type 2 11. LED Optical Type: Optical Type 3 12. LED Optical Type: Optical Type 4																					
Specifications 1. Ambient Temperature: 25°C 2. Humidity: 50% 3. Voltage: 220V AC 4. Frequency: 50/60Hz 5. Power Factor: 0.95 6. Efficiency: 100lm/W 7. Life: 50,000 hours 8. Beam Angle: 40° 9. Part Type: PTD 10. Beam Shape: Round 11. Beam Length: 300mm 12. Optical Class: Class 1 13. Optical Type: Optical Type 1 14. Optical Type: Optical Type 2 15. Optical Type: Optical Type 3 16. Optical Type: Optical Type 4																					
Notes 1. The product is designed for indoor use only. 2. The product is not to be used in hazardous locations. 3. The product is not to be used in areas where it may be exposed to moisture or other environmental conditions. 4. The product is not to be used in areas where it may be exposed to vibration or other mechanical stresses. 5. The product is not to be used in areas where it may be exposed to corrosive gases or other pollutants. 6. The product is not to be used in areas where it may be exposed to high temperatures or other extreme conditions. 7. The product is not to be used in areas where it may be exposed to direct sunlight or other sources of intense light. 8. The product is not to be used in areas where it may be exposed to high humidity or other moisture conditions. 9. The product is not to be used in areas where it may be exposed to high salt concentrations or other corrosive environments. 10. The product is not to be used in areas where it may be exposed to high pressure or other mechanical stresses. 11. The product is not to be used in areas where it may be exposed to high vibration or other mechanical stresses. 12. The product is not to be used in areas where it may be exposed to high shock or other mechanical stresses. 13. The product is not to be used in areas where it may be exposed to high impact or other mechanical stresses. 14. The product is not to be used in areas where it may be exposed to high fire or other fire hazards. 15. The product is not to be used in areas where it may be exposed to high explosion or other explosion hazards. 16. The product is not to be used in areas where it may be exposed to high radiation or other radiation hazards. 17. The product is not to be used in areas where it may be exposed to high magnetic fields or other electromagnetic interference. 18. The product is not to be used in areas where it may be exposed to high electric fields or other electric hazards. 19. The product is not to be used in areas where it may be exposed to high sound or other noise hazards. 20. The product is not to be used in areas where it may be exposed to high pressure or other mechanical stresses. 21. The product is not to be used in areas where it may be exposed to high vibration or other mechanical stresses. 22. The product is not to be used in areas where it may be exposed to high shock or other mechanical stresses. 23. The product is not to be used in areas where it may be exposed to high impact or other mechanical stresses. 24. The product is not to be used in areas where it may be exposed to high fire or other fire hazards. 25. The product is not to be used in areas where it may be exposed to high explosion or other explosion hazards. 26. 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The product is not to be used in areas where it may be exposed to high fire or other fire hazards. 35. The product is not to be used in areas where it may be exposed to high explosion or other explosion hazards. 36. The product is not to be used in areas where it may be exposed to high radiation or other radiation hazards. 37. The product is not to be used in areas where it may be exposed to high magnetic fields or other electromagnetic interference. 38. The product is not to be used in areas where it may be exposed to high electric fields or other electric hazards. 39. The product is not to be used in areas where it may be exposed to high sound or other noise hazards. 40. The product is not to be used in areas where it may be exposed to high pressure or other mechanical stresses. 41. The product is not to be used in areas where it may be exposed to high vibration or other mechanical stresses. 42. 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The product is not to be used in areas where it may be exposed to high electric fields or other electric hazards. 59. The product is not to be used in areas where it may be exposed to high sound or other noise hazards. 60. The product is not to be used in areas where it may be exposed to high pressure or other mechanical stresses. 61. The product is not to be used in areas where it may be exposed to high vibration or																					

[illegible]

Option	Height (mm)	Width (mm)	Depth (mm)	Weight (kg)
R	1000	100	100	1.2
R1	1200	100	100	1.5
PLC	1500	100	100	1.8

					
BOX 20" Hx 10" D		BOX 20" Hx 10" D		BOX 20" Hx 10" D	
					
					
					
					
					
					
					
					
					
					

[illegible][illegible]

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PLANNING SUBMIT 2020.02.12

PLANNING RESUBMIT 2020.09.08

PLANNING RESUBMIT 2 2021.03.21

PLANNING RESUBMIT 3 2021.08.02

PLANNING RESUBMIT 4 2021.10.06

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Date: 02-12-2020

LIGHTING FIXTURE

LT.02



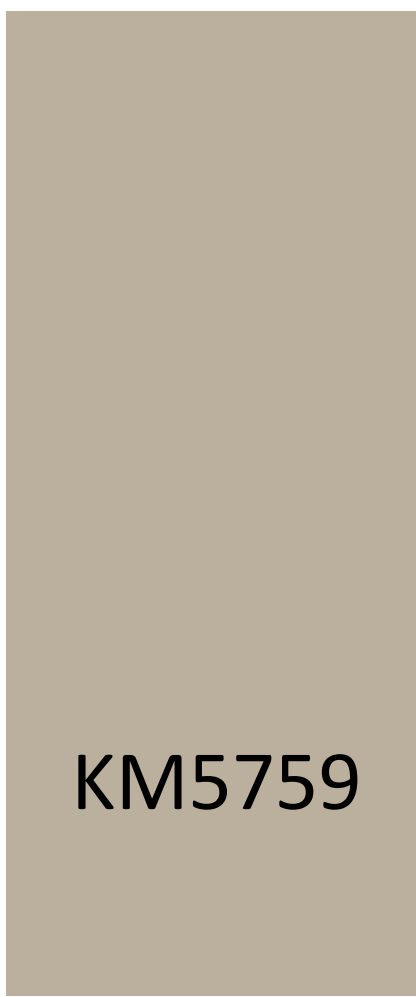
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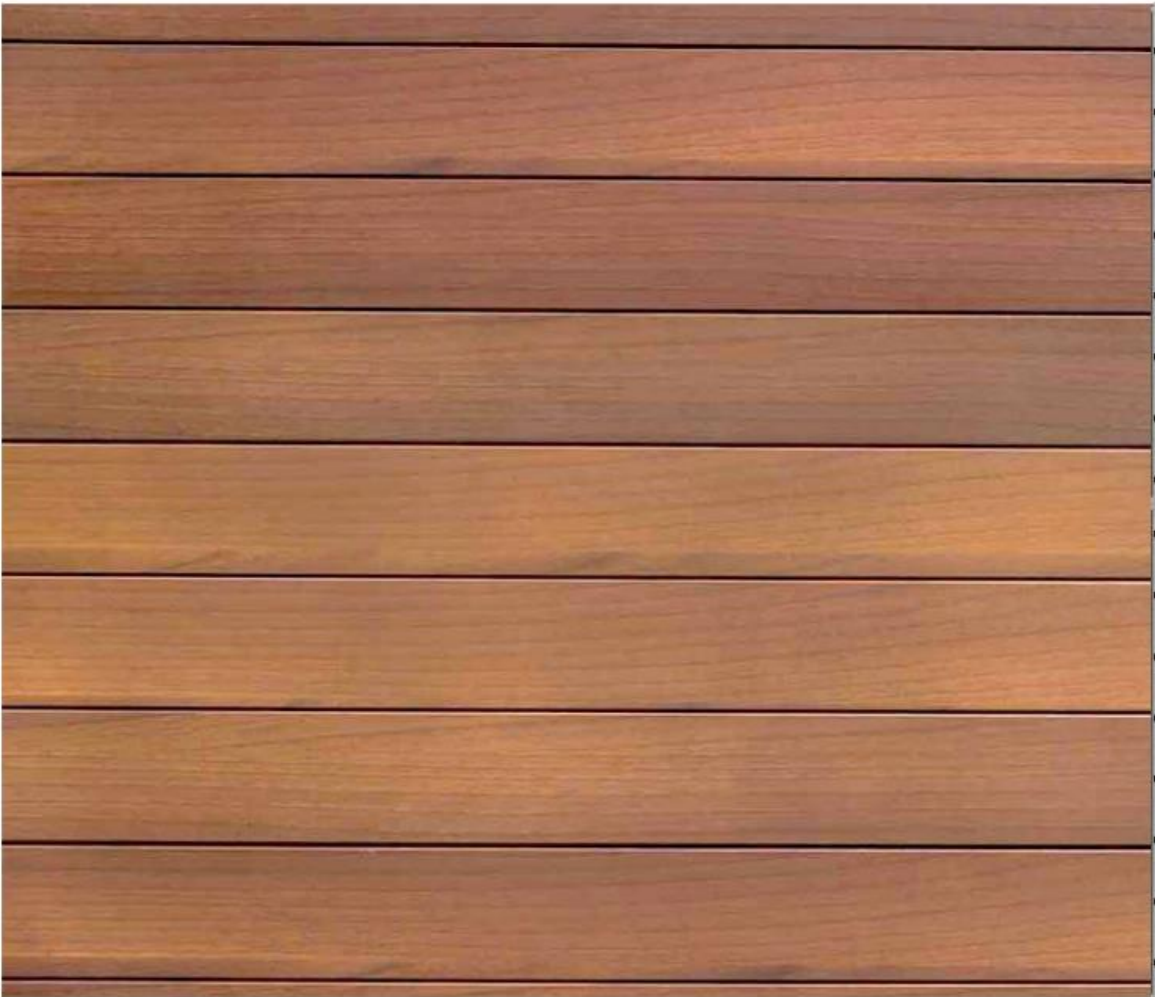
MATERIAL / PAINT COLORS



STUCCO
Texture &
Painted with KM Color



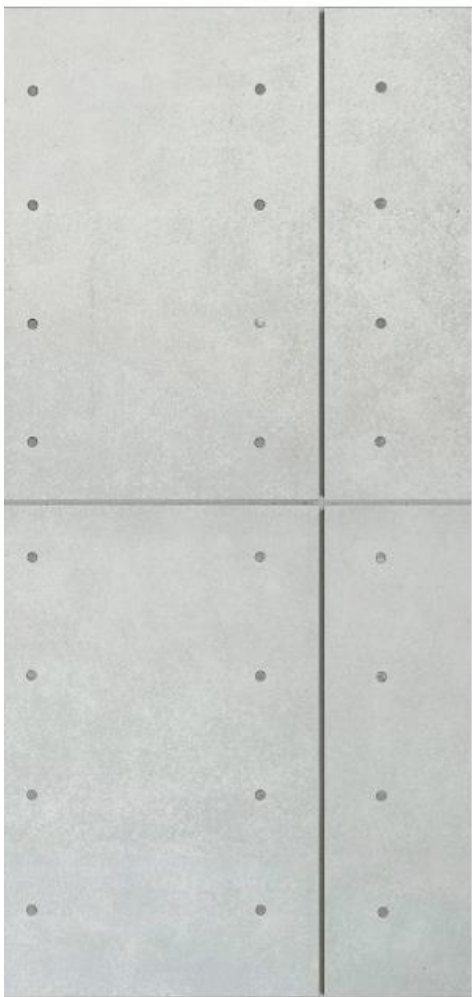
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LONGBOARD
Wood looking
Aluminum Siding



James Hardie
Siding &
Textured Panel



Ultra Series
C650 Fiberglass
Windows & Doors



Black Bean



BELGARD PAVER
Avalon Slate
with Tree colors



RIVIERA

TOSCANA

VICTORIAN

AVALON SLATE™



Avalon Slate™ offers the same modular design flexibility of our Catalina pavers, but with the textured finish of natural slate. The three-piece system offers a multitude of laying patterns and is ideal for walkways, patios, and residential driveways.

3-Piece Small available in Bella, Toscana and Victorian only.