



SECTION E :
CONTINUING CARE RESIDENTIAL
COMMUNITY - SRG

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NONE	B	SECTION B: PROJECT-WIDE INFORMATION (COVER SHEET)
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3D	B6	PROPOSED STRUCTURES AND LAND USES
3G	B7	PROXIMITY TO TRANSIT AND TRANSIT HEADWAYS. EXISTING PEDESTRIAN AND BICYCLE ACCESS
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5A	B9	ILLUSTRATIVE MASTER PLAN
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PJR ITEM	NO. #	
NONE	C	SECTION C: FOR-RENT RESIDENTIAL COMMUNITY - BURBANK HOUSING
7	C1	PRELIMINARY ARCHITECTURAL PLANS
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2-Jul	SHOWN ON C2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	C3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	C4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	C5	PRELIMINARY LANDSCAPE PLANS
8B	C6	PRELIMINARY PLANTING SELECTIONS
10	C7	PRELIMINARY LIGHTING PLANS
11	C8	PARKING PLAN:
7-1 AND 12	C9	MATERIALS AND COLORS

PJR ITEM	NO. #	
NONE	D	SECTION D: FOR-SALE RESIDENTIAL COMMUNITY - CITY VENTURES
7	D1	PRELIMINARY ARCHITECTURAL PLANS
7	D2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON D2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	D3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	D4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	D5	PRELIMINARY LANDSCAPE PLANS
8B	D6	PRELIMINARY PLANTING SELECTIONS
10	D7	PRELIMINARY LIGHTING PLANS
11	D8	PARKING PLAN:
7-1 AND 12	D9	MATERIALS AND COLORS

PJR ITEM	NO. #	
NONE	NONE	SECTION E: CONTINUING CARE RESIDENTIAL COMMUNITY - SRG
7	E1	PRELIMINARY ARCHITECTURAL PLANS
7	E2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
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7-2A		PROPOSED FENCING AND WALLS
3-Jul	E3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	E4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	E5	PRELIMINARY LANDSCAPE PLANS
8B	E6	PRELIMINARY PLANTING SELECTIONS
10	E7	PRELIMINARY LIGHTING PLANS
11	E8	PARKING PLAN:
7-1 AND 12	E9	MATERIALS AND COLORS

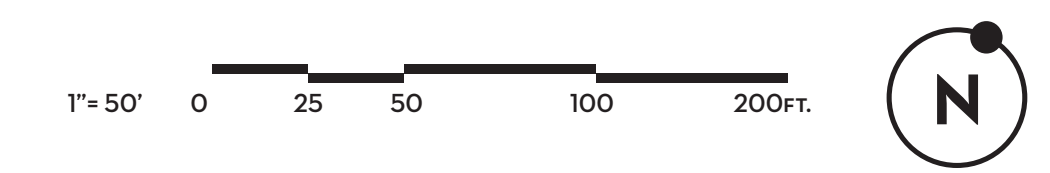
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NONE	F	SECTION F: HOTEL DEVELOPMENT - CANYON GROUP
7	F1	PRELIMINARY ARCHITECTURAL PLANS
7	F2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON F2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	F3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	F4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
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10	F7	PRELIMINARY LIGHTING PLANS
11	F8	PARKING PLAN:
7-1 AND 12	F9	MATERIALS AND COLORS

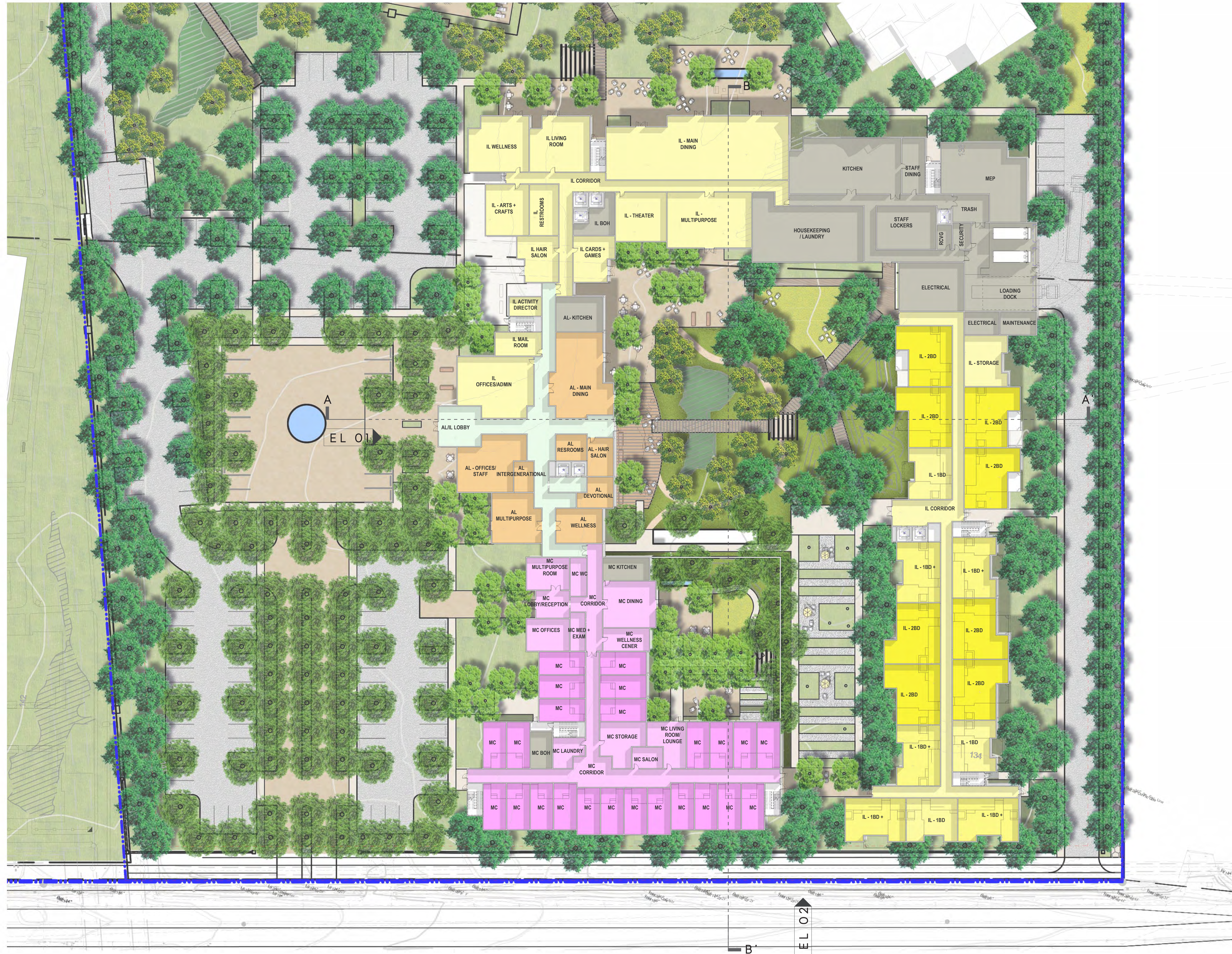
PJR ITEM	NO. #	
NONE	G	SECTION G: RETAIL / DAYCARE PARCEL & VOCATIONAL TRAINING PARCEL
7	G1	PRELIMINARY ARCHITECTURAL PLANS
7	G2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON G2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	G3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	G4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
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7-1 AND 12	G9	MATERIALS AND COLORS



SENIOR LIVING PROGRAM AREA SUMMARY:

SPACE	UNITS	AREA (SQFT)
MEMORY CARE UNITS	24	10,560 sf
ASSISTED LIVING UNITS	48	28,200 sf
CASITAS UNITS	120	285,000 sf
INDEPENDENT LIVING UNITS	80	82,400 sf
AMENITIES		108,990 sf
SERVICE / BOH		14,624 sf
TOTAL	272	529,774 sf
TOTAL STRUCTURED PARKING		94,700 sf
TOTAL WITH STRUCTURED PARKING		624,474 sf





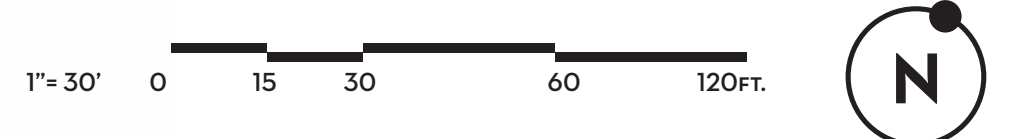
LEGEND

- INDEPENDENT LIVING
- BOH
- ASSISTED LIVING
- MEMORY CARE
- WETLAND

MAIN BUILDING PROGRAM

- 1 BUILDING
- 152 UNITS
- 142 SURFACE SELF-PARKING SPACES

DOC. NO	QTY	SPACE
MC.01		RESIDENT UNITS
00	24	'MC' APARTMENTS
01	24	'MC' ALCOVES + 1b large
02	00	'MC' ALCOVES + 1b small (SHARED)
AL.01		RESIDENT UNITS
00	48	'AL' APARTMENTS
01	20	'AL' ALCOVE +1b
02	28	'AL' ONE BEDROOM +1b
IL.01		RESIDENT UNITS
00	80	IL' APARTMENTS
01	20	ONE BEDROOM + 1b W/BALCONY
02	24	ONE BEDROOM + DEN + 1b W/BALCONY
03	36	TWO BEDROOM + 2b W/BALCONY





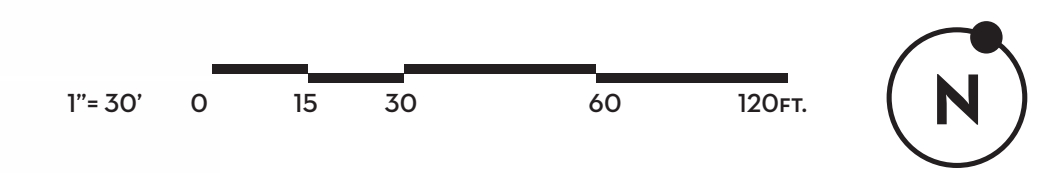
LEGEND

- INDEPENDENT LIVING
- BOH
- ASSISTED LIVING
- MEMORY CARE
- WETLAND

MAIN BUILDING PROGRAM

- 1 BUILDING
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01	20	'AL' ALCOVE +1b
02	28	'AL' ONE BEDROOM +1b
IL.01		RESIDENT UNITS
00	80	IL' APARTMENTS
01	20	ONE BEDROOM + 1b W/BALCONY
02	24	ONE BEDROOM + DEN + 1b W/BALCONY
03	36	TWO BEDROOM + 2b W/BALCONY





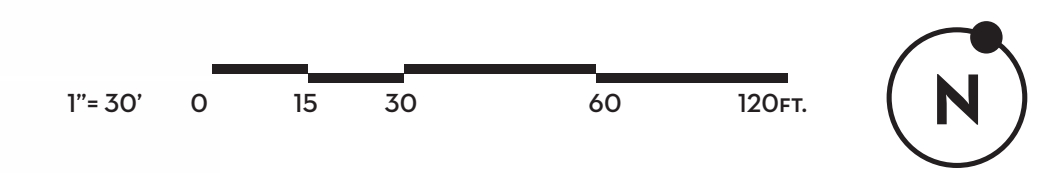
LEGEND

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IL.01		RESIDENT UNITS
00	80	IL' APARTMENTS
01	20	ONE BEDROOM + 1b W/BALCONY
02	24	ONE BEDROOM + DEN + 1b W/BALCONY
03	36	TWO BEDROOM + 2b W/BALCONY





LEGEND

- RECEPTION
- LIVING ROOM + LIBRARY + RECEPTION + CARD ROOM
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH / KITCHEN
- RESTROOMS & LOCKERS
- POOL
- WETLAND
- DINING
- ROOF





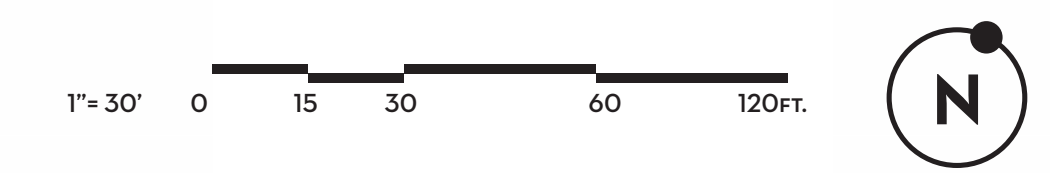
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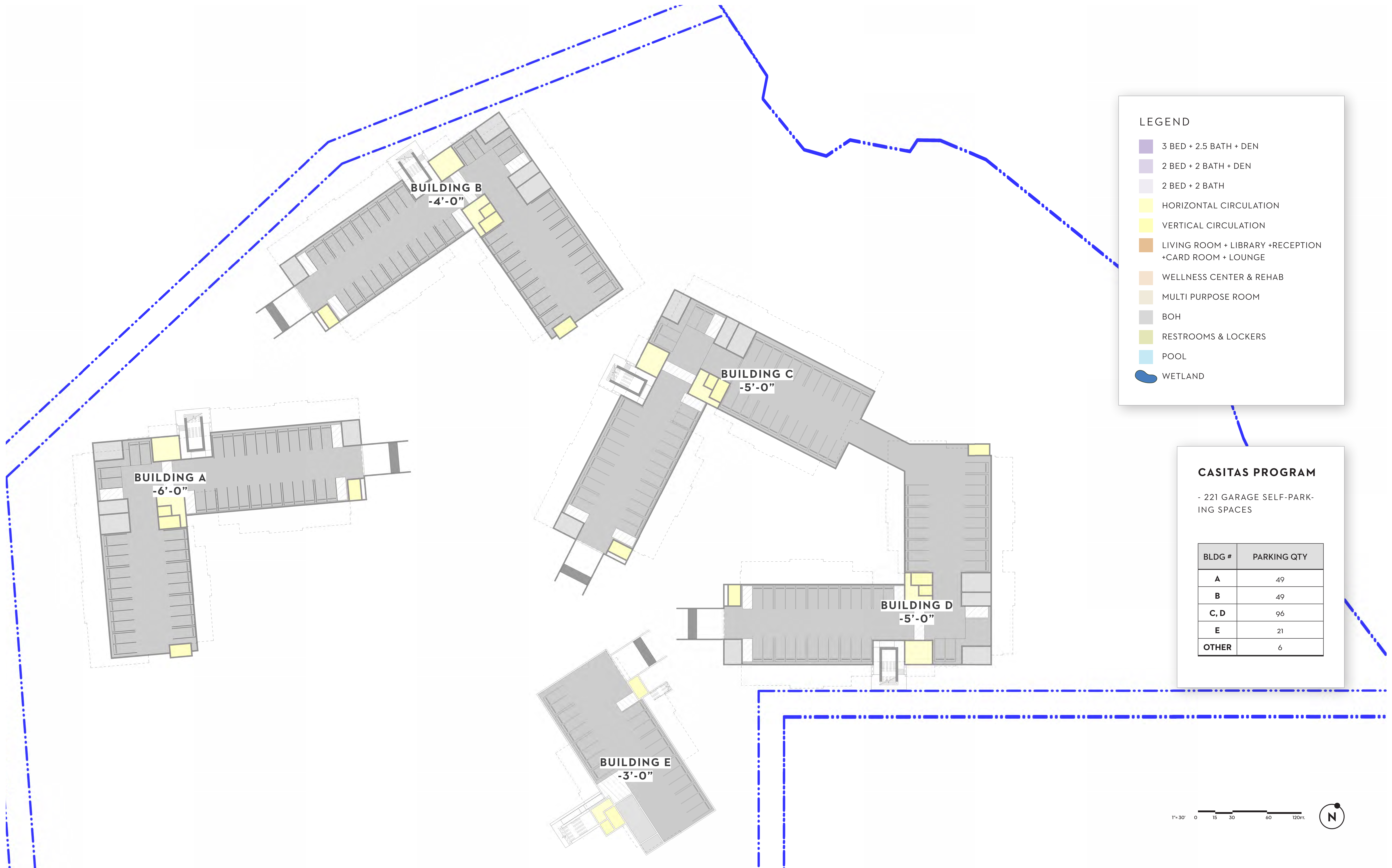
- 3 BED + 2.5 BATH + DEN
- 2 BED + 2 BATH + DEN
- 2 BED + 2 BATH
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- LIVING ROOM + LIBRARY + RECEPTION
+CARD ROOM + LOUNGE
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH
- RESTROOMS & LOCKERS
- POOL
- WETLAND

CASITAS PROGRAM

- 5 BUILDING
- 120 UNITS
- 120 GARAGE SELF-PARKING SPACES

BLDG #	QTY	LVL	TYPE 1	TYPE 2	TYPE 3	TOTAL
A, B, C UNP_Alt01	3	3	8	11	7	26
			24	33	21	78
D UNP	1	3	15	3	12	30
E	1	3	0	6	6	12
			39	42	39	120





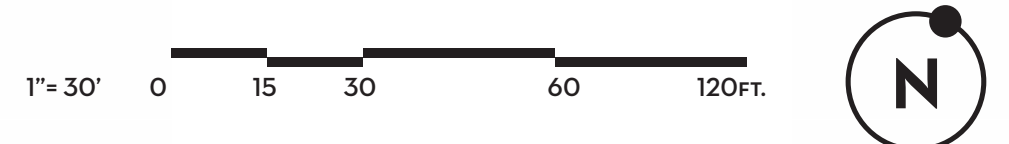
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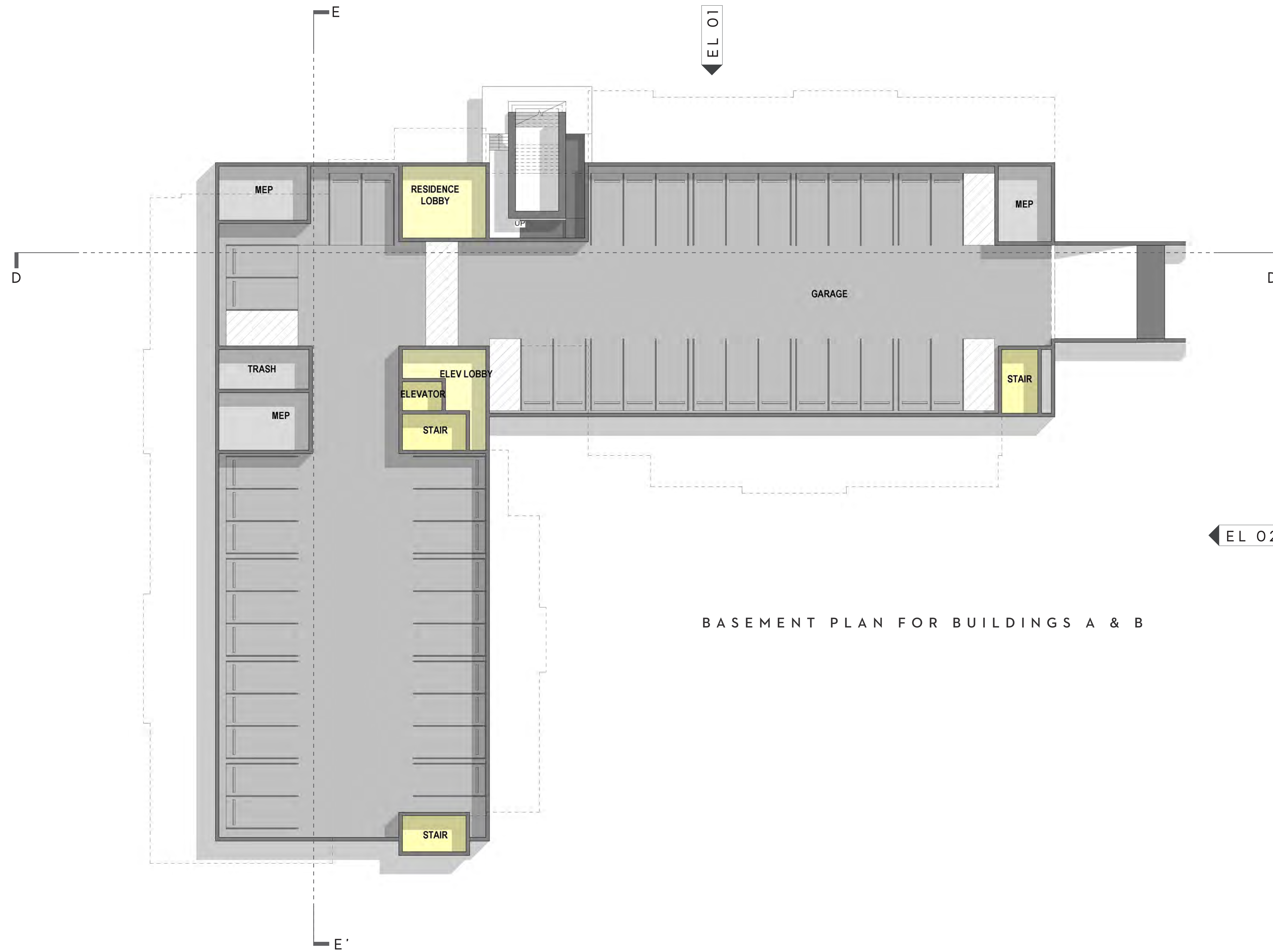
- 3 BED + 2.5 BATH + DEN
- 2 BED + 2 BATH + DEN
- 2 BED + 2 BATH
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- LIVING ROOM + LIBRARY + RECEPTION + CARD ROOM + LOUNGE
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH
- RESTROOMS & LOCKERS
- POOL
- WETLAND

CASITAS PROGRAM

- 221 GARAGE SELF-PARKING SPACES

BLDG #	PARKING QTY
A	49
B	49
C, D	96
E	21
OTHER	6





BASEMENT PLAN FOR BUILDINGS A & B

LEGEND

- 3 BED + 2.5 BATH + DEN
- 2 BED + 2 BATH + DEN
- 2 BED + 2 BATH
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- LIVING ROOM + LIBRARY + RECEPTION + CARD ROOM + LOUNGE
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH
- RESTROOMS & LOCKERS
- POOL
- WETLAND





FLOOR PLAN - BUILDING A, B, & C

LEGEND

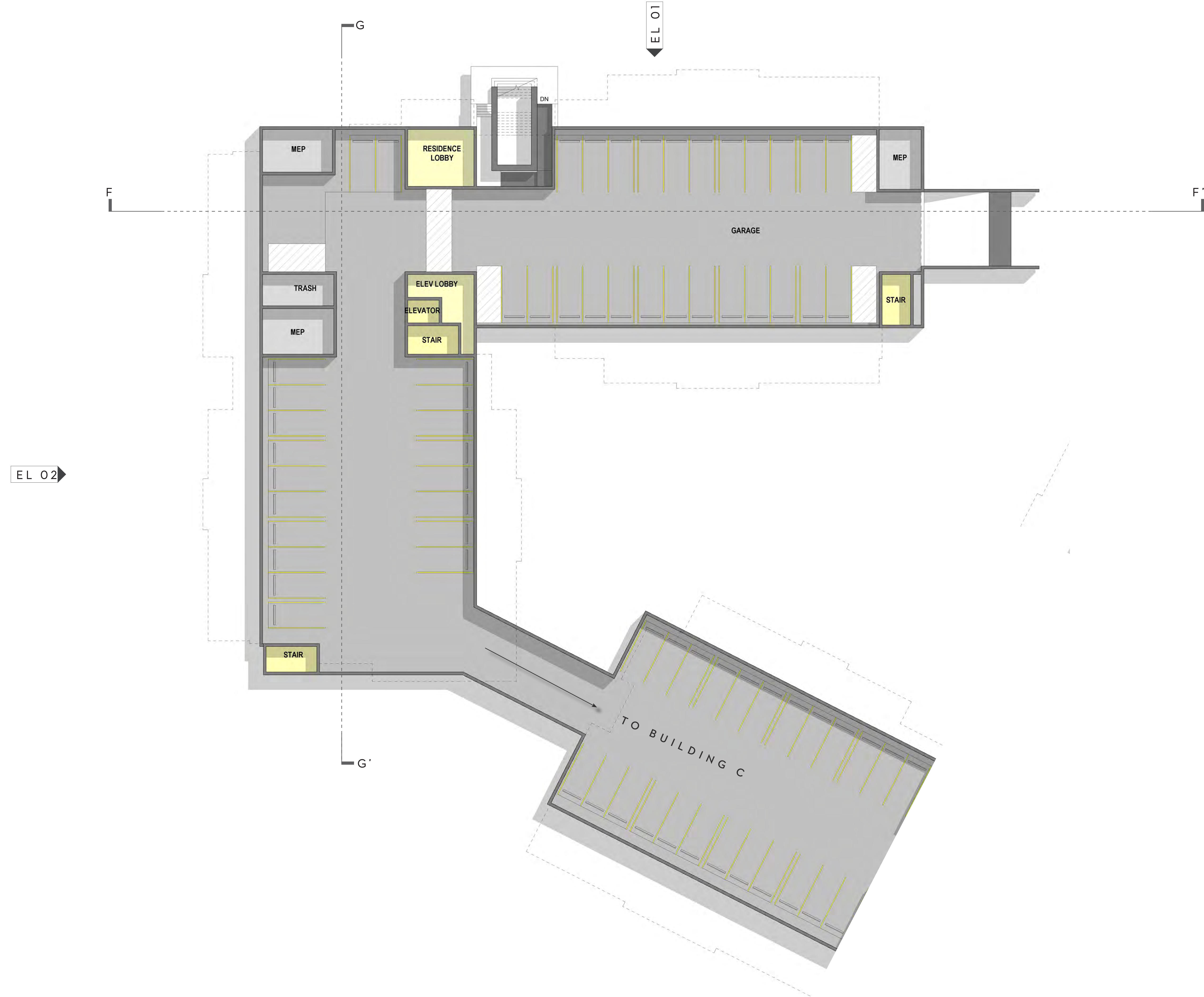
- 3 BED + 2.5 BATH + DEN
- 2 BED + 2 BATH + DEN
- 2 BED + 2 BATH
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- LIVING ROOM + LIBRARY + RECEPTION + CARD ROOM + LOUNGE
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH
- RESTROOMS & LOCKERS
- POOL
- WETLAND

CASITAS PROGRAM

- BUILDING D
- TYPE 1 : 2BED + 2BATH
- TYPE 2 : 2BED + 2BATH +DEN
- TYPE 3 : 3BED +2.5 BATH +DEN

BLDG #	QTY	LVL	TYPE 1	TYPE 2	TYPE 3	TOTAL
A, B, C UNP_Altol	3	3	8	11	7	26
			24	33	21	78
D UNP	1	3	15	3	12	30
E	1	3	0	6	6	12
			39	42	39	120





LEGEND

- 3 BED + 2.5 BATH + DEN
- 2 BED + 2 BATH + DEN
- 2 BED + 2 BATH
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- LIVING ROOM + LIBRARY + RECEPTION
+CARD ROOM + LOUNGE
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH
- RESTROOMS & LOCKERS
- POOL
- WETLAND

BASEMENT PLAN - BUILDING C & D





FLOOR PLAN - BUILDING D

LEGEND

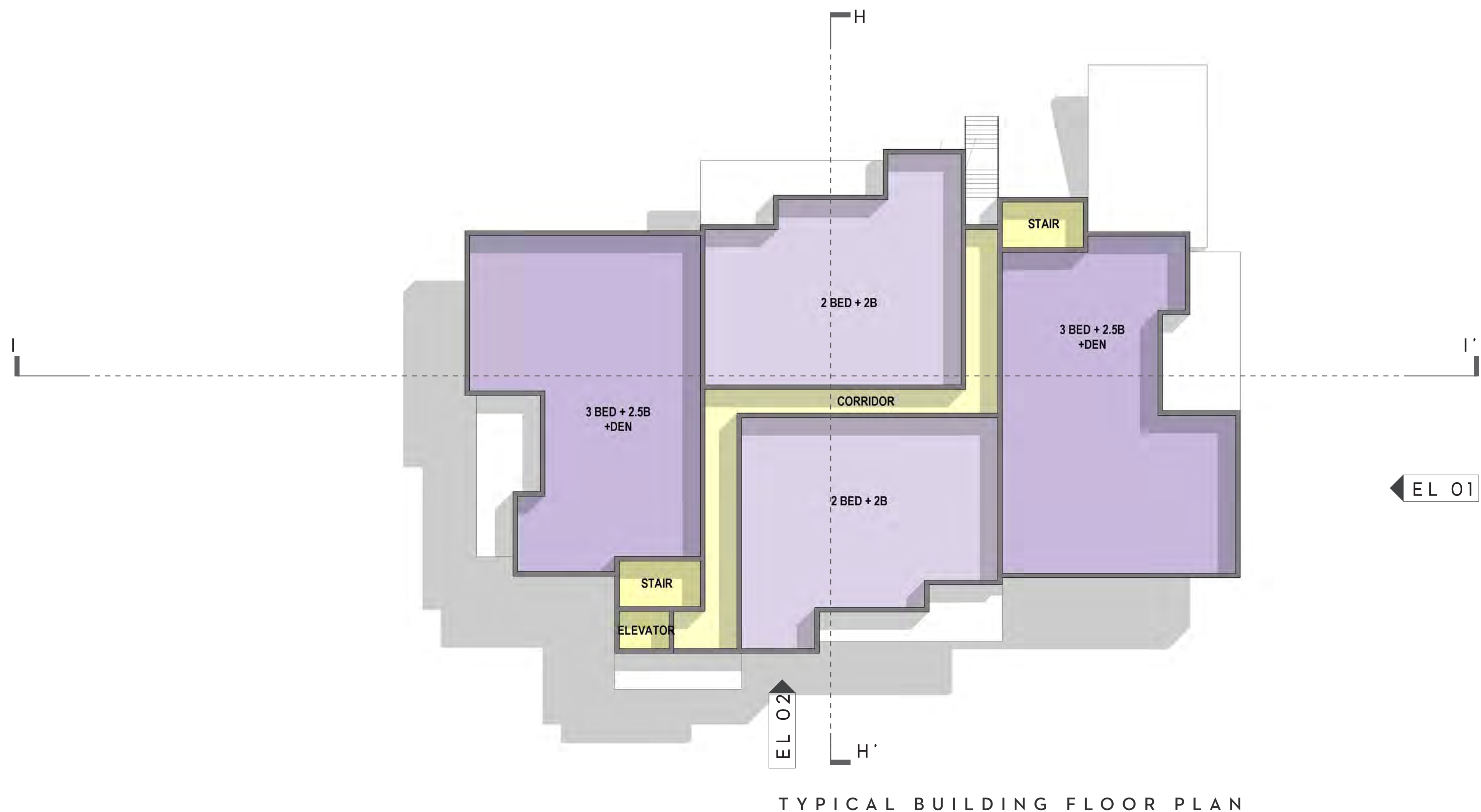
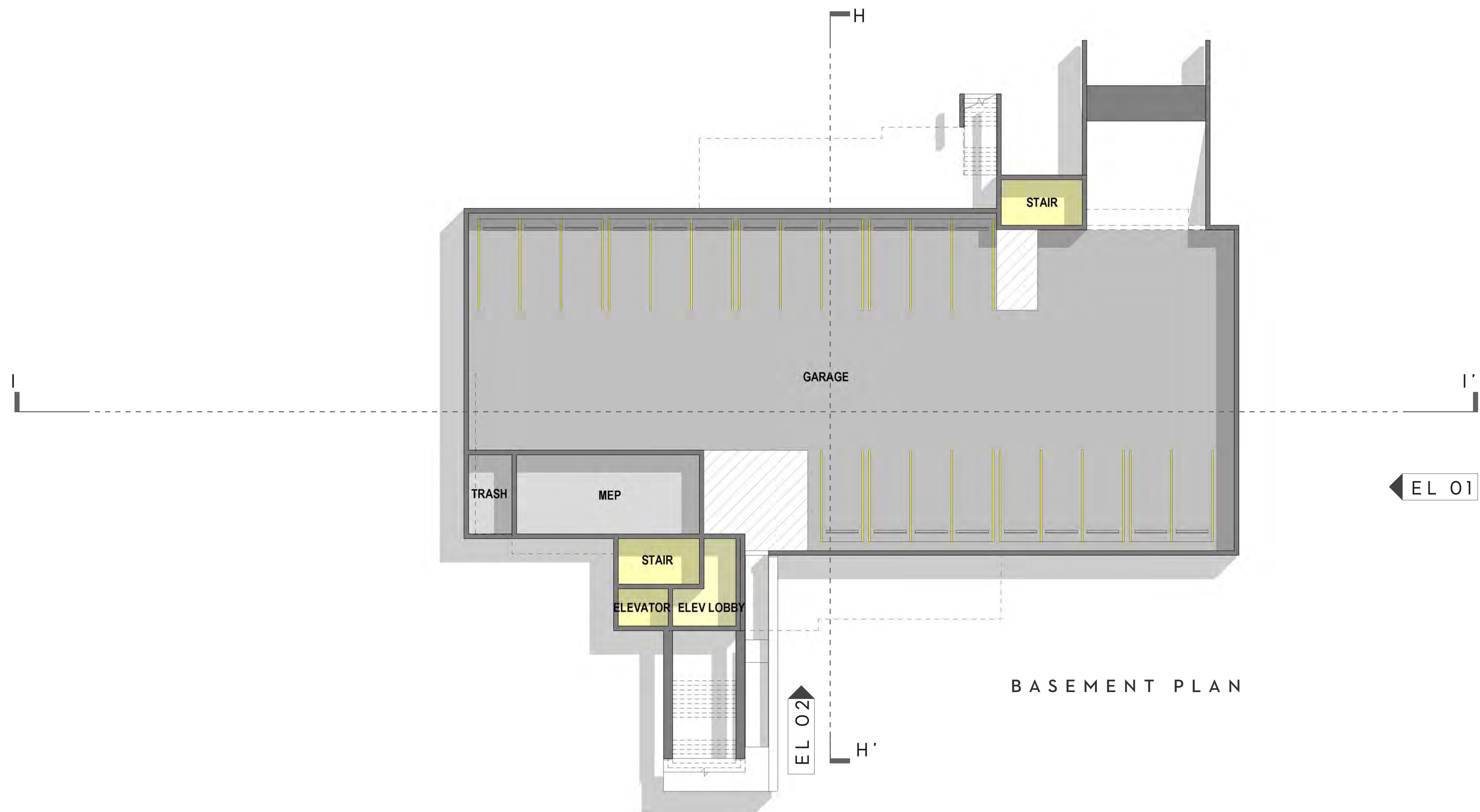
- 3 BED + 2.5 BATH + DEN
- 2 BED + 2 BATH + DEN
- 2 BED + 2 BATH
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- LIVING ROOM + LIBRARY + RECEPTION + CARD ROOM + LOUNGE
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH
- RESTROOMS & LOCKERS
- POOL
- WETLAND

CASITAS PROGRAM

- BUILDING D
- TYPE 1 : 2BED + 2BATH
- TYPE 2 : 2BED + 2BATH +DEN
- TYPE 3 : 3BED +2.5 BATH +DEN

BLDG #	QTY	LVL	TYPE 1	TYPE 2	TYPE 3	TOTAL
A, B, C	3	3	8	11	7	26
UNP_Altor			24	33	21	78
D	1	3	15	3	12	30
E	1	3	0	6	6	12
			39	42	39	120





LEGEND

- 3 BED + 2.5 BATH + DEN
- 2 BED + 2 BATH + DEN
- 2 BED + 2 BATH
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- LIVING ROOM + LIBRARY + RECEPTION + CARD ROOM + LOUNGE
- WELLNESS CENTER & REHAB
- MULTI PURPOSE ROOM
- BOH
- RESTROOMS & LOCKERS
- POOL
- WETLAND

CASITAS PROGRAM

- BUILDING E
- TYPE 1 : 2BED + 2BATH
- TYPE 2 : 2BED + 2BATH +DEN
- TYPE 3 : 3BED +2.5 BATH +DEN

BLDG #	QTY	LVL	TYPE 1	TYPE 2	TYPE 3	TOTAL
A, B, C	3	3	8	11	7	26
UNP_Altor			24	33	21	78
D	1	3	15	3	12	30
E	1	3	0	6	6	12
			39	42	39	120



MAIN BUILDING - ELEVATION 01 WEST



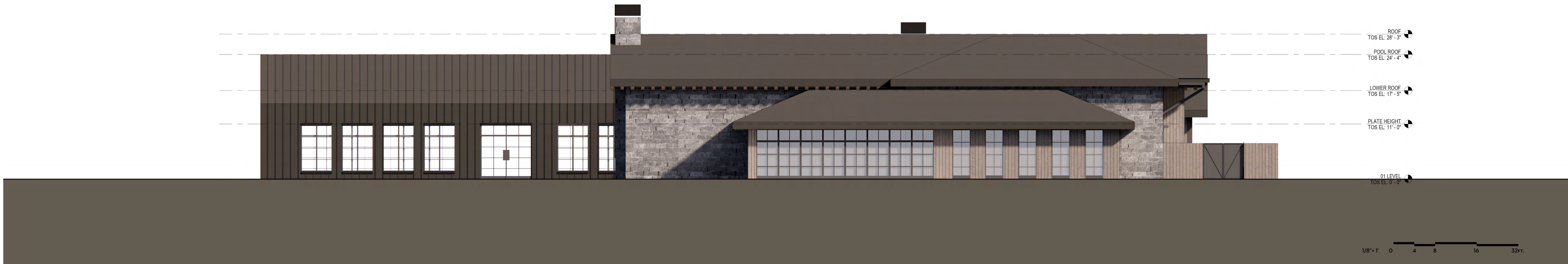
MAIN BUILDING - ELEVATION 01 SOUTH



CLUBHOUSE - ELEVATION 01



CLUBHOUSE - ELEVATION 02



BUILDING A - ELEVATION 01



BUILDING A - ELEVATION 02



BUILDING D - ELEVATION 01



BUILDING D - ELEVATION 02



BUILDING D - ELEVATION 01



BUILDING E - ELEVATION 02



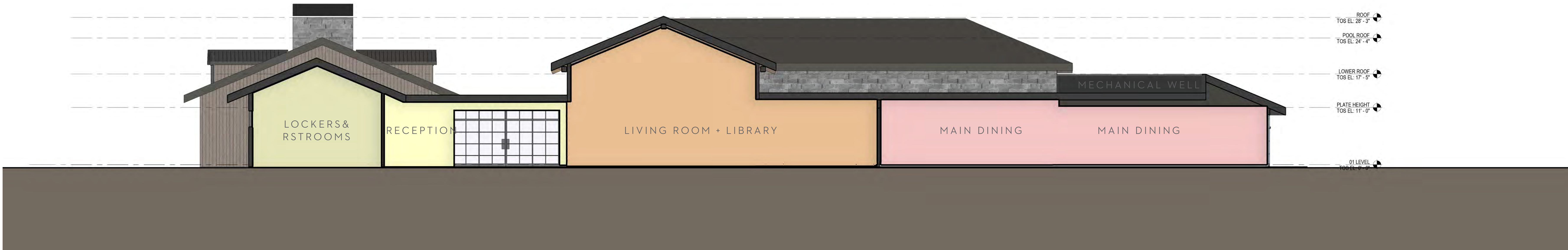
MAIN BUILDING - SECTION AA'



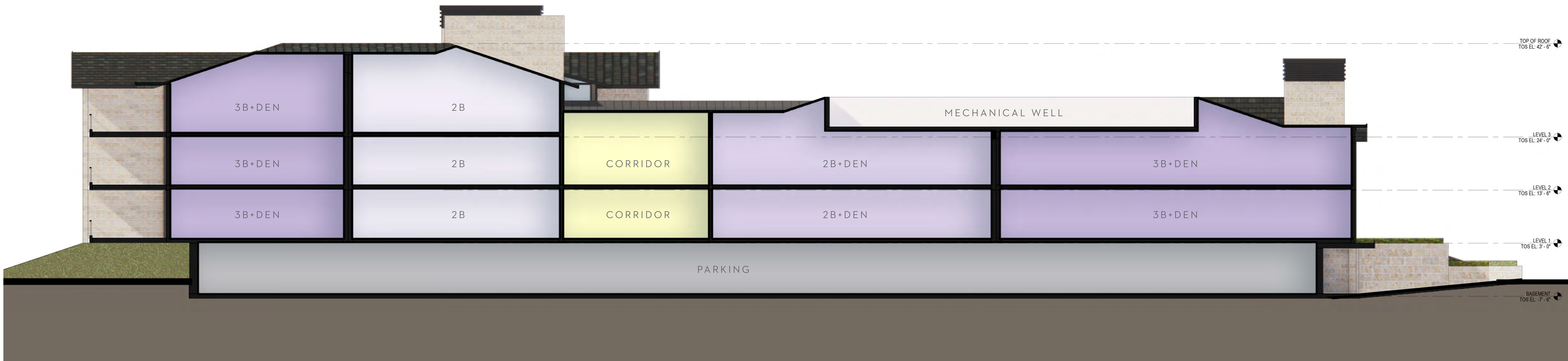
MAIN BUILDING - SECTION BB'



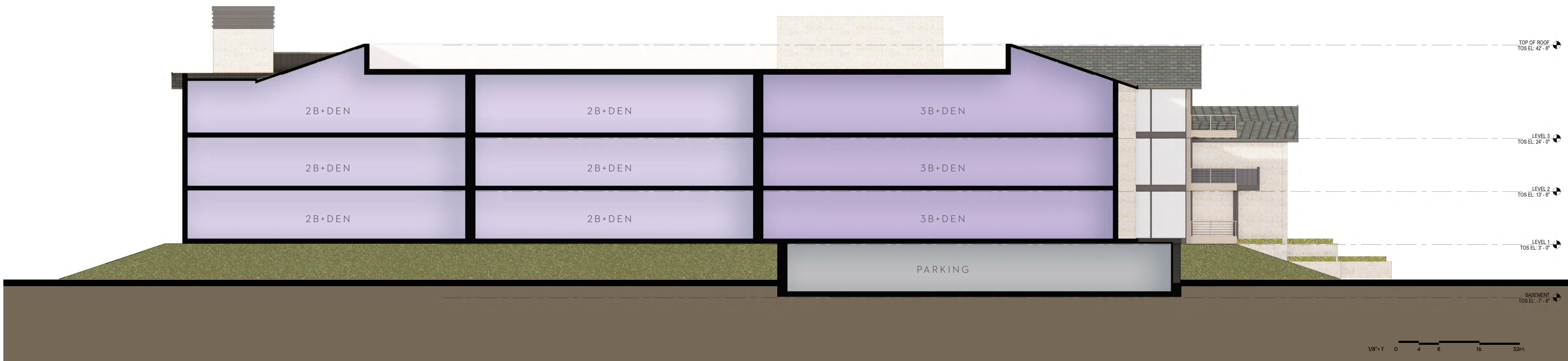
CLUBHOUSE - SECTION CC'



BUILDING A - SECTION DD'



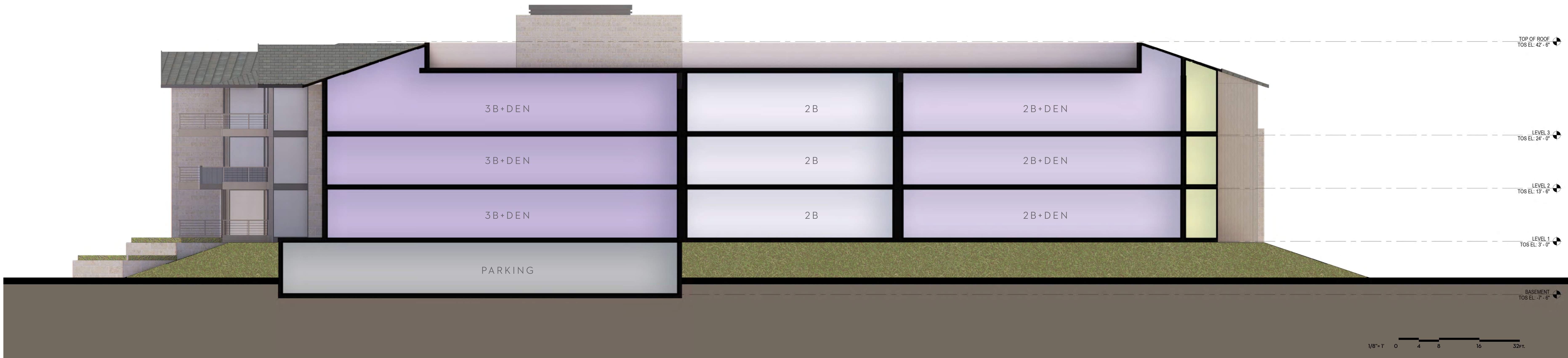
BUILDING A - SECTION EE'



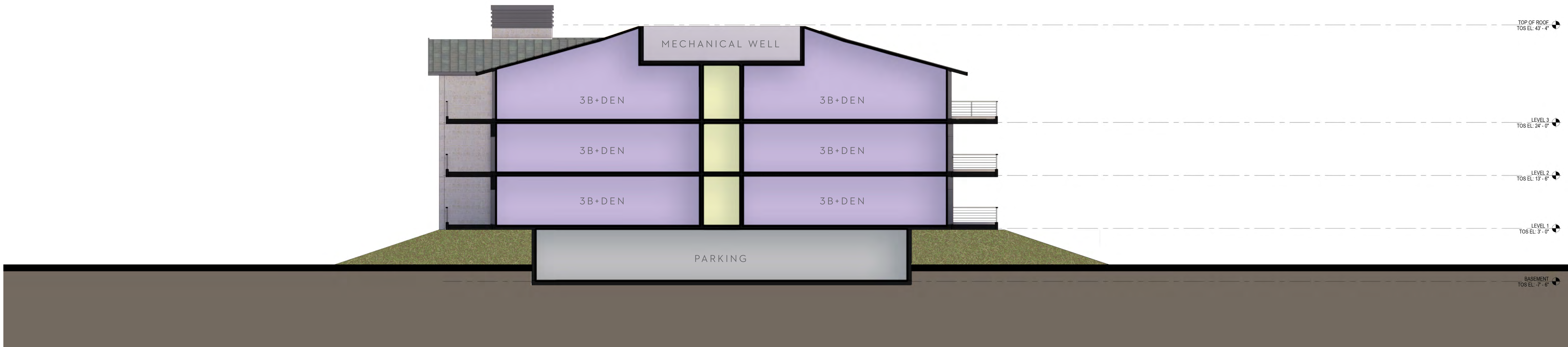
BUILDING D - SECTION FF'



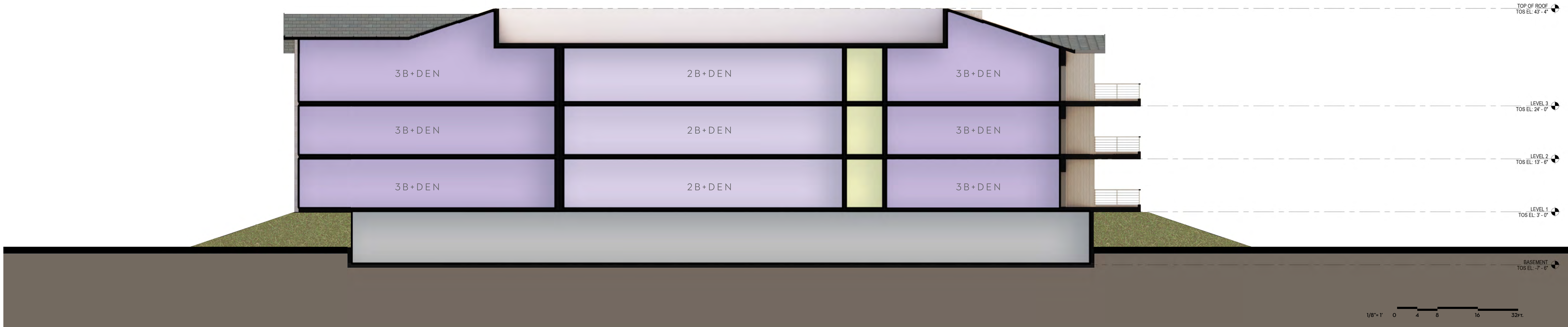
BUILDING D - SECTION GG'

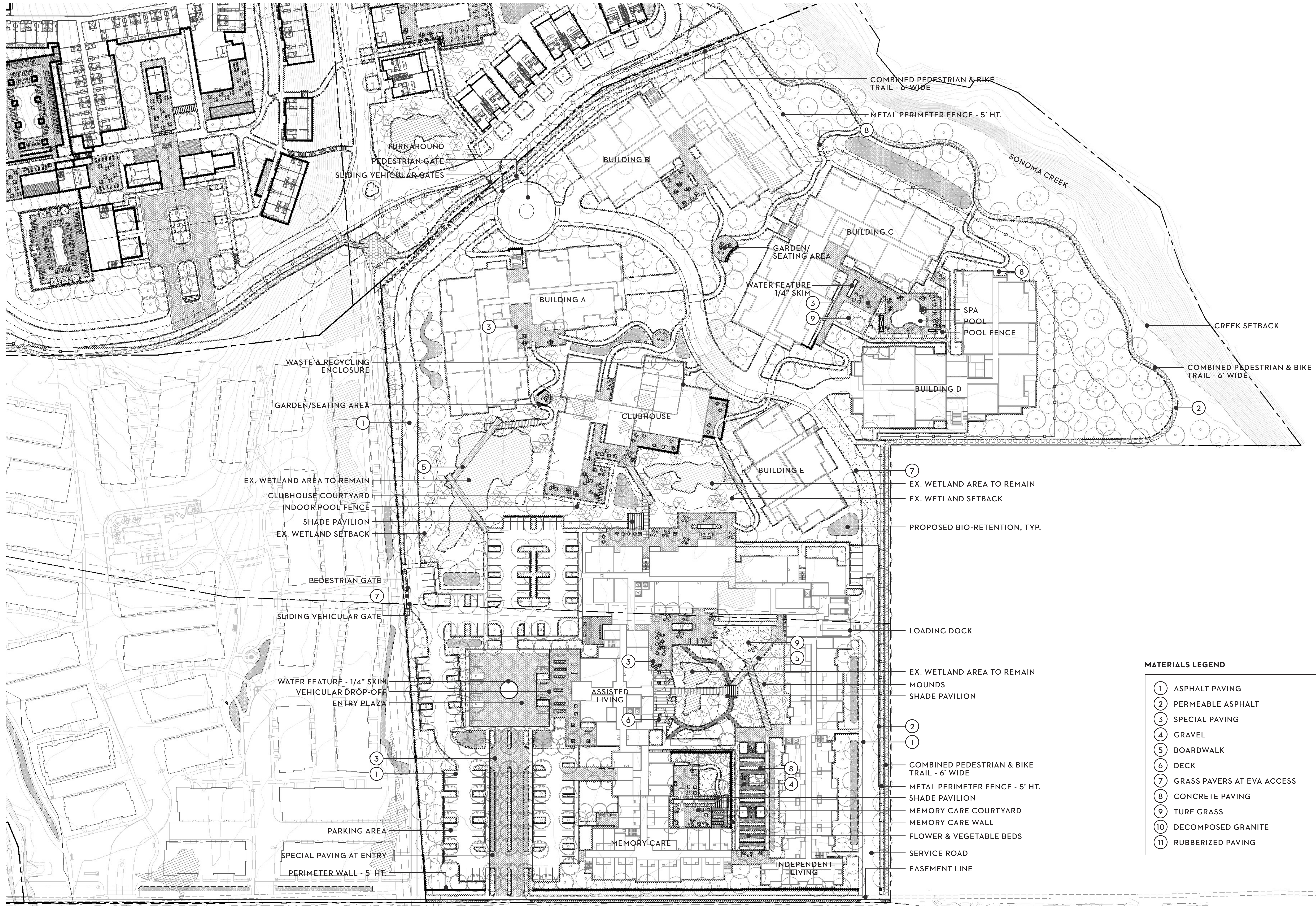


BUILDING E - SECTION HH'



BUILDING E - SECTION II'





MATERIALS LEGEND

1	ASPHALT PAVING
2	PERMEABLE ASPHALT
3	SPECIAL PAVING
4	GRAVEL
5	BOARDWALK
6	DECK
7	GRASS PAVERS AT EVA ACCESS
8	CONCRETE PAVING
9	TURF GRASS
10	DECOMPOSED GRANITE
11	RUBBERIZED PAVING



COLORED CONCRETE



CONCRETE PAVERS



CONCRETE PAVERS



CONCRETE PAVERS



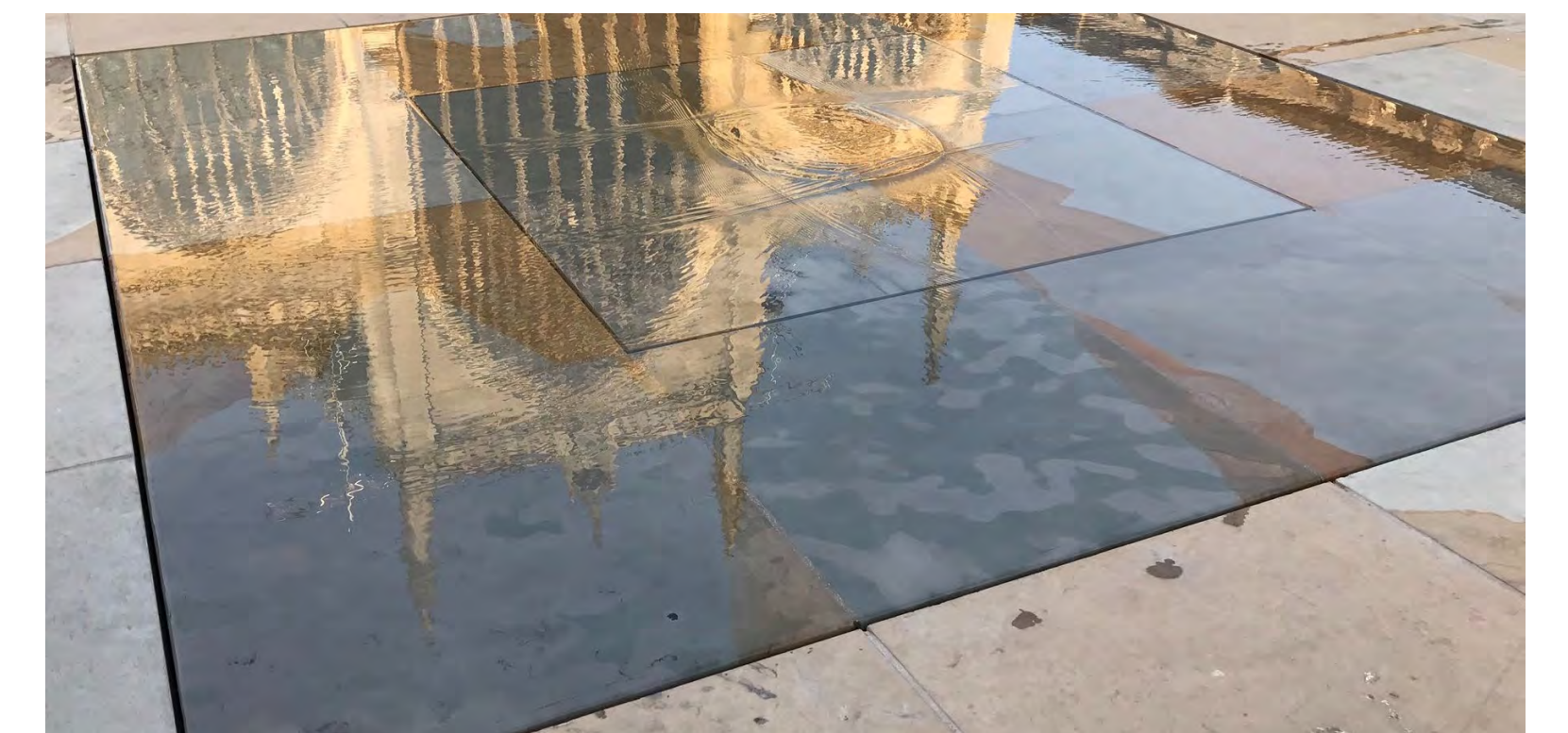
POROUS ASPHALT



DECOMPOSED GRANITE



GRAVEL



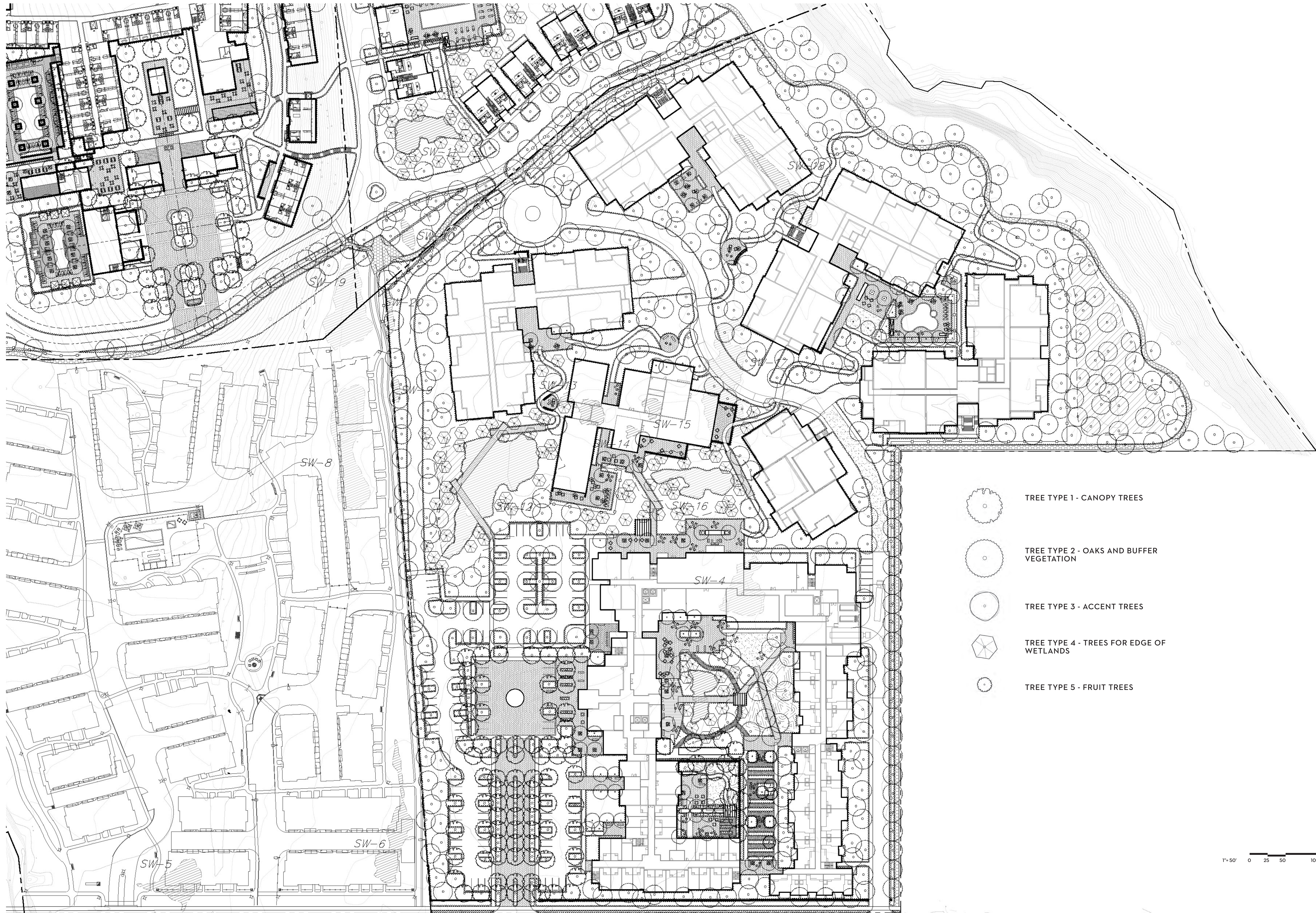
WATER FEATURES

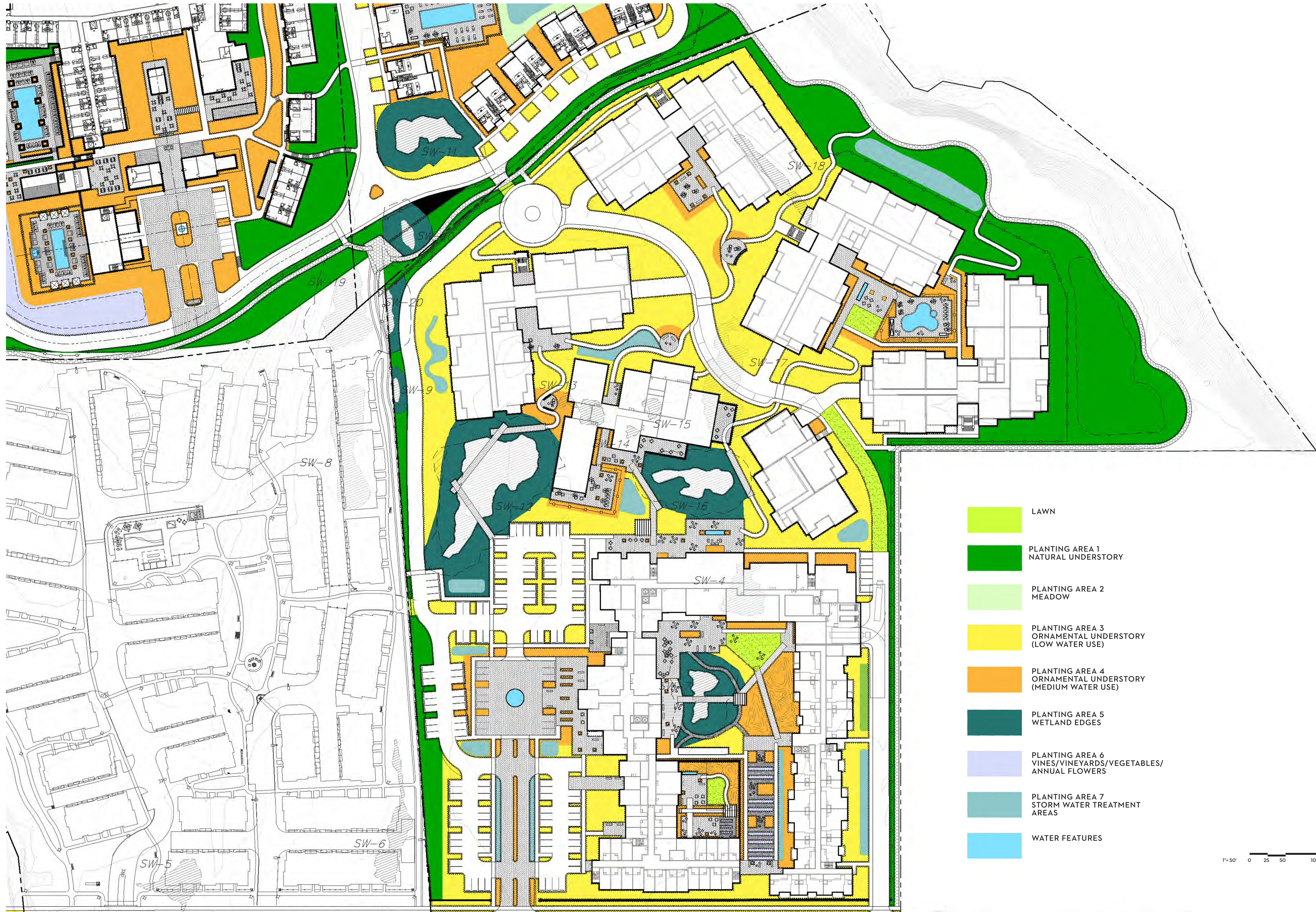


TYPICAL WALL (FENCE AND WALL, 5' HIGH)



TYPICAL FENCE (5')





TREE TYPE 1 - CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Acer macrophyllum</i>	Big leaf maple	•	Moderate
	<i>Arbutus menziesii</i>	Pacific madrone	•	Low
	<i>Fraxinus latifolia</i>	Oregon ash	•	Moderate
	<i>Platanus racemosa</i>	Western sycamore	•	Moderate

TREE TYPE 2 - OAKS AND BUFFER VEGETATION				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Quercus agrifolia</i>	Coast live oak	•	Very Low
	<i>Quercus douglasii</i>	Blue oak tree	•	Very Low
	<i>Quercus lobata</i>	Valley oak	•	Low
	<i>Sequoia sempervirens</i>	Coast redwood	•	High

TREE TYPE 3 - ACCENT TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Aesculus californica</i>	California buckeye	•	Very Low
	<i>Arbutus marina</i>	Strawberry tree	•	Low
	<i>Cercis occidentalis</i>	Western redbud	•	Very Low
	<i>Fremontodendron californicum</i>	California flannelbush	•	Low
	<i>Koelreuteria bipinnata</i>	Chinese flame tree		Moderate
	<i>Jacaranda mimosifolia</i>	Jacaranda		Moderate
	<i>Lagerstroemia indica</i>	Crapemyrtle		Low

TREE TYPE 4 - TREES FOR EDGE OF WETLANDS				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Populus fremontii</i>	Fremont cottonwood	•	Moderate
	<i>Quercus lobata</i>	Valley oak	•	Low

TREE TYPE 5 - FRUITING TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Citrus species</i>	Citrus		Moderate
	<i>Juglans californica</i>	Southern California black walnut	•	Moderate
	<i>Morus alba</i>	White mulberry		Moderate
	<i>Olea europaea</i>	Olive trees		Very Low
	<i>Malus species</i>	Apple trees		Moderate
	<i>Prunus species</i>	Plum species		Low



Platanus racemosa



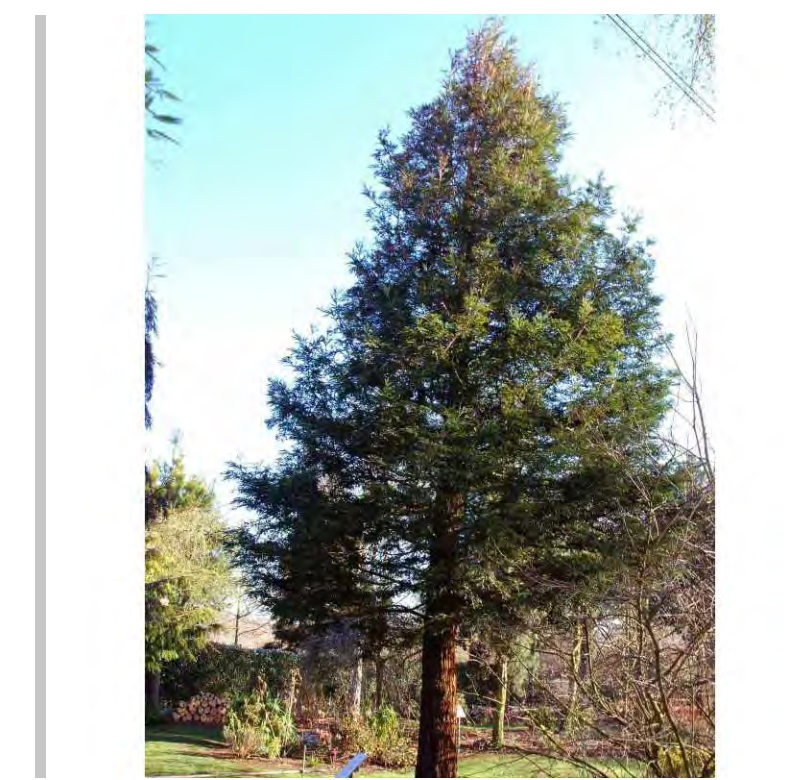
Fraxinus latifolia



Arbutus menziesii



Acer macrophyllum



Sequoia sempervirens



Quercus lobata



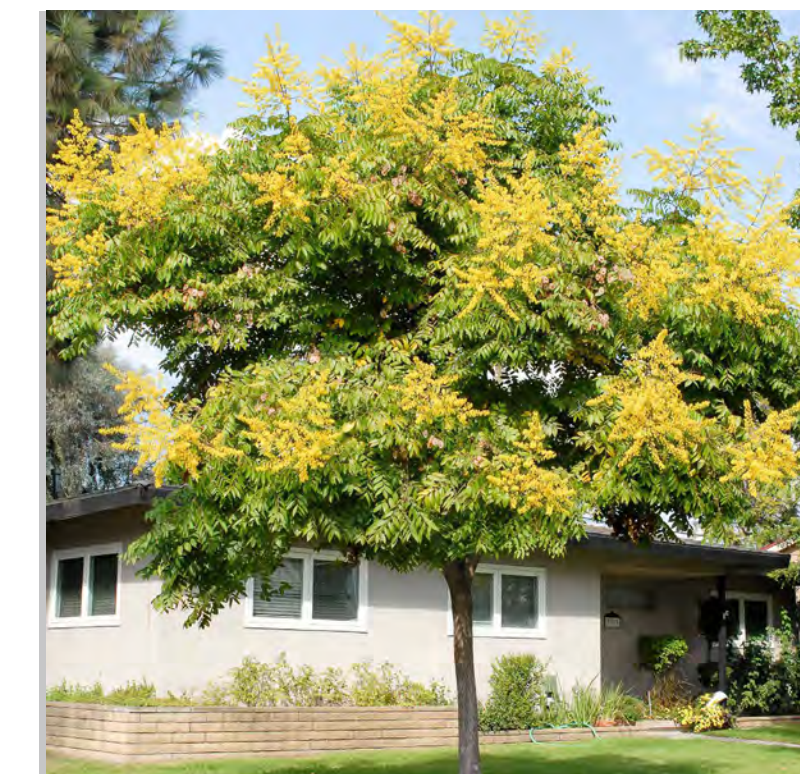
Quercus douglasii



Quercus agrifolia



Jacaranda mimosifolia



Koelreuteria bipinnata



Fremontodendron californicum



Cercis occidentalis



Arbutus marina



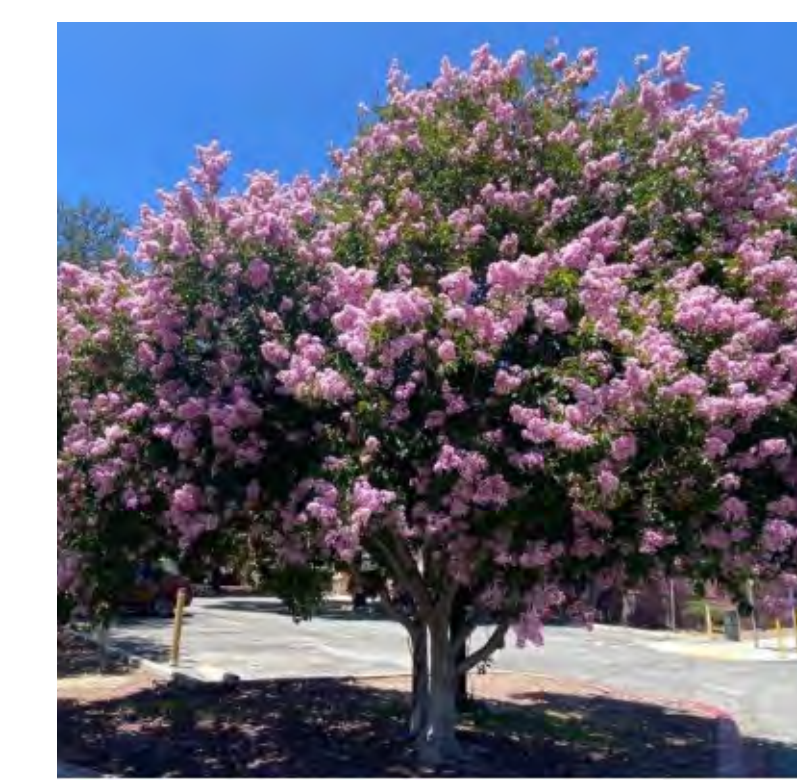
Aesculus californica



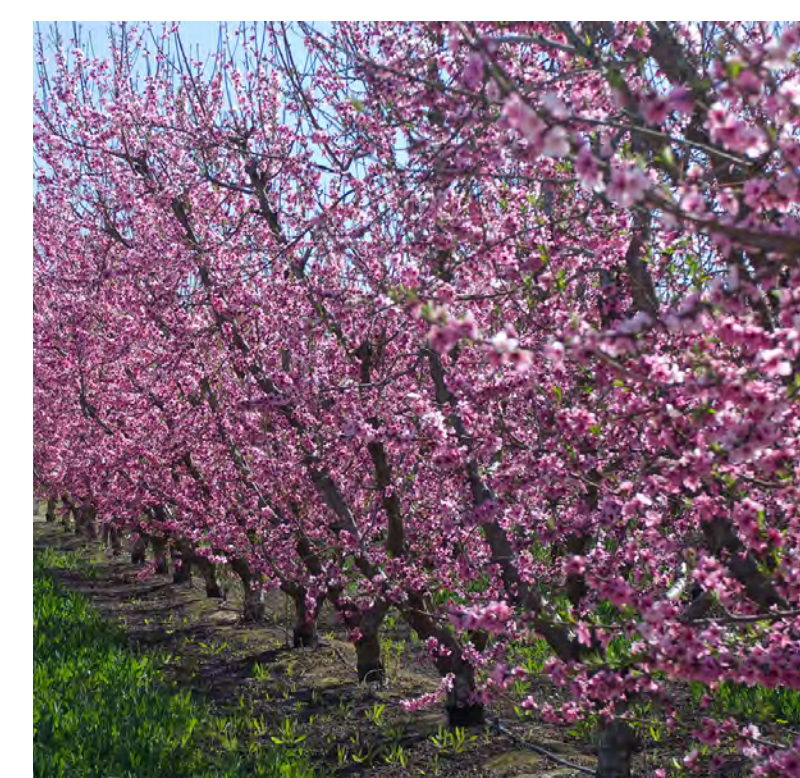
Quercus lobata



Populus fremontii



Lagerstroemia indica



Prunus species



Malus species



Olea europaea



Morus species



Juglans californica



Citrus species

PLANTING AREA 1 - NATURAL UNDERSTORY / BUFFER PLANTING - VERY LOW / LOW WATER USE				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Arctostaphylos species</i>	Manzanita	•	
	<i>Artemisia californica</i>	California sage bush	•	
	<i>Asclepias californica</i>	Milkweed	•	
	<i>Berberis nevinii</i>	Nevin's mahonia	•	
	<i>Ceanothus species</i>	California lilac	•	
	<i>Dendromecon rigida</i>	Tree poppy	•	
	<i>Eschscholzia californica</i>	California poppy	•	
	<i>Festuca idahoensis</i>	Idaho fescue	•	
	<i>Fremontodendron species</i>	Flannelbush	•	
	<i>Myrica californica</i>	Pacific Wax Myrtle	•	
	<i>Rhamnus ilicifolia</i>	Hollyleaf redberry	•	



Dendromecon rigida



Ceanothus species



Berberis nevinii



Asclepias californica



Artemisia californica



Arctostaphylos species

PLANTING AREA 3 - ORNAMENTAL UNDERSTORY - LOW WATER USE				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Acacia redolens</i>	Prostrate acacia		
	<i>Berberis pinnata</i>	California holly grape	•	
	<i>Carex divulsa</i>	Berkeley sedge	•	
	<i>Cistus species</i>	Rockrose		
	<i>Dietes grandiflora</i>	Fortnight lily		
	<i>Lavandula species</i>	Lavandula species		
	<i>Lupinus albilfrons</i>	Silver lupine	•	
	<i>Rosmarinus species</i>	Rosemary species		
	<i>Rosa californica</i>	California rose	•	
	<i>Salvia species (native)</i>	Sage species	•	



Rhamnus ilicifolia



Myrica californica



Fremontodendron species



Festuca idahoensis



Eschscholzia californica



Lavandula species



Dietes grandiflora



Cistus species



Carex divulsa



Berberis pinnata



Acacia redolens



Salvia species



Rosa californica



Rosmarinus species



Lupinus albilfrons

PLANTING AREA 4 - ORNAMENTAL UNDERSTORY - MEDIUM WATER USE				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Buxus sempervirens</i>	Boxwood	•	
	<i>Camellia species</i>	Camellia	•	
	<i>Carpenteria californica</i>	Anemone bush	•	
	<i>Erigeron species</i>	Fleabane species	•	
	<i>Lonicera nitida</i>	Box honeysuckle	•	
	<i>Muhlenbergia capillaris</i>	Hairy awn muhly		
	<i>Pelargonium species</i>	Geranium	•	
	<i>Philadelphus lewisii</i>	Wild mock orange	•	
	<i>Salvia species (non native)</i>	Sage species		



Muhlenbergia capillaris



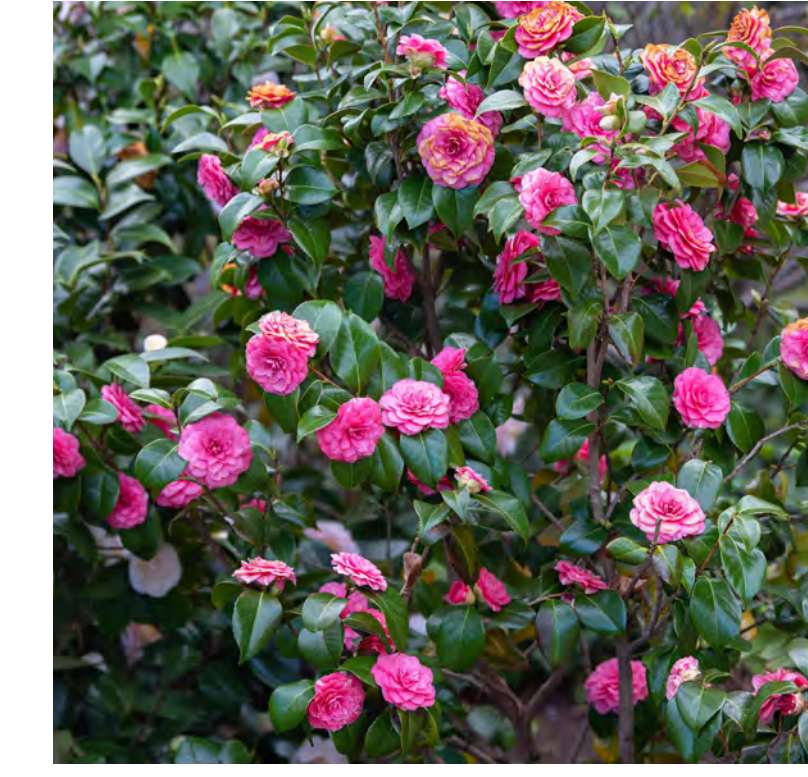
Lonicera nitida



Erigeron species



Carpenteria californica



Camellia species



Buxus sempervirens

PLANTING AREA 5 - WETLAND EDGES - LOW WATER USE				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Aristida purpurea</i>	Purple three awn	•	
	<i>Ceanothus species</i>	California lilac	•	
	<i>Deschampsia cespitosa</i>	Tufted hairgrass	•	
	<i>Eriogonum fasciculatum</i>	California buckwheat	•	
	<i>Romneya coulteri</i>	Matilija poppy	•	



Salvia species (non native)

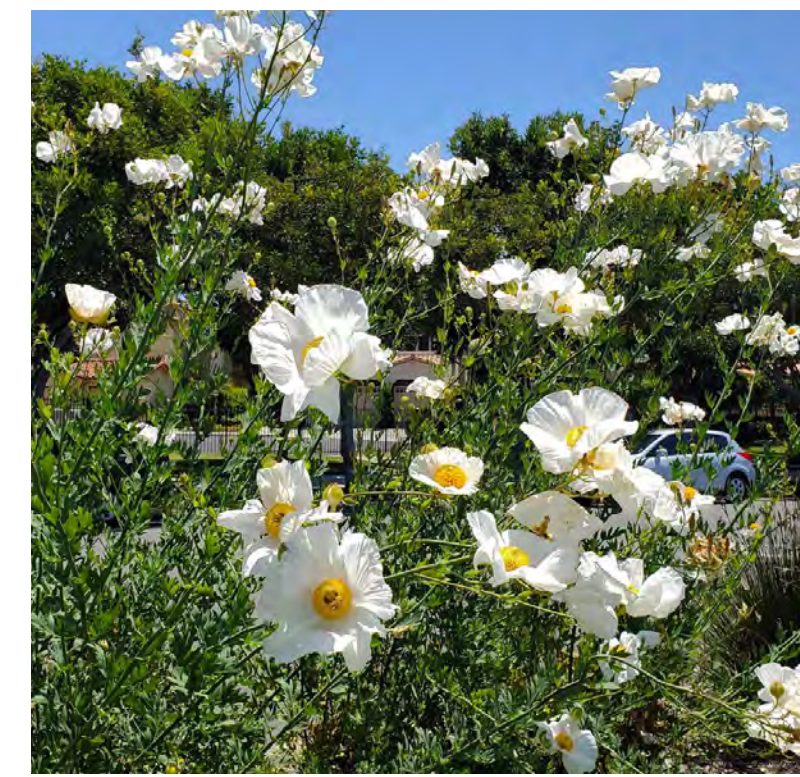


Philadelphus lewisii



Pelargonium species

PLANTING AREA 6 - VINES				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Actinidia deliciosa</i>	Kiwi vine		High
	<i>Distictis buccinatoria</i>	Blood red trumpet vine		Moderate
	<i>Jasminum polyanthum</i>	Pink jasmine		Moderate
	<i>Passiflora edulis</i>	Passion fruit vine		Moderate
	<i>Vitis vinifera species</i>	Grape vines		Moderate



Romneya coulteri



Eriogonum fasciculatum



Deschampsia cespitosa



Ceanothus species



Aristida purpurea

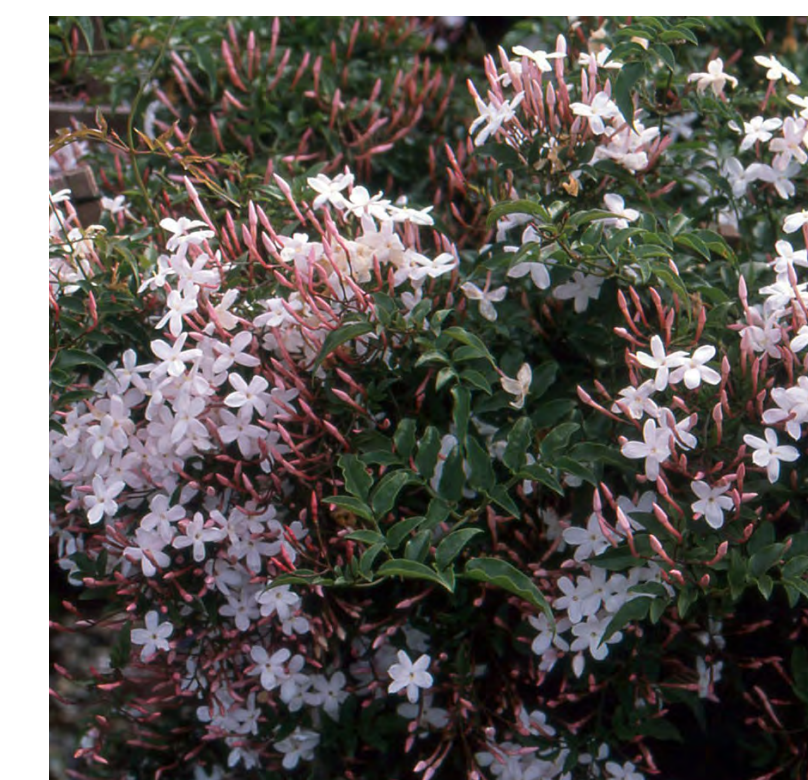
PLANTING AREA 7 - STORMWATER TREATMENT AREAS				
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	WATER USE
	<i>Aristida purpurea</i>	Purple three awn		Low
	<i>Arctostaphylos densiflora 'McMinn'</i>	McMinn Manzanita	•	Low
	<i>Deschampsia cespitosa</i>	Tufted hairgrass	•	Low
	<i>Elymus glaucus</i>	Blue wildrye	•	Low
	<i>Heteromeles arbutifolia</i>	Toyon	•	Low
	<i>Rosa californica</i>	California rose	•	Low



Vitis vinifera



Passiflora edulis



Jasminum polyanthum



Distictis buccinatoria



Actinidia deliciosa



Rosa californica



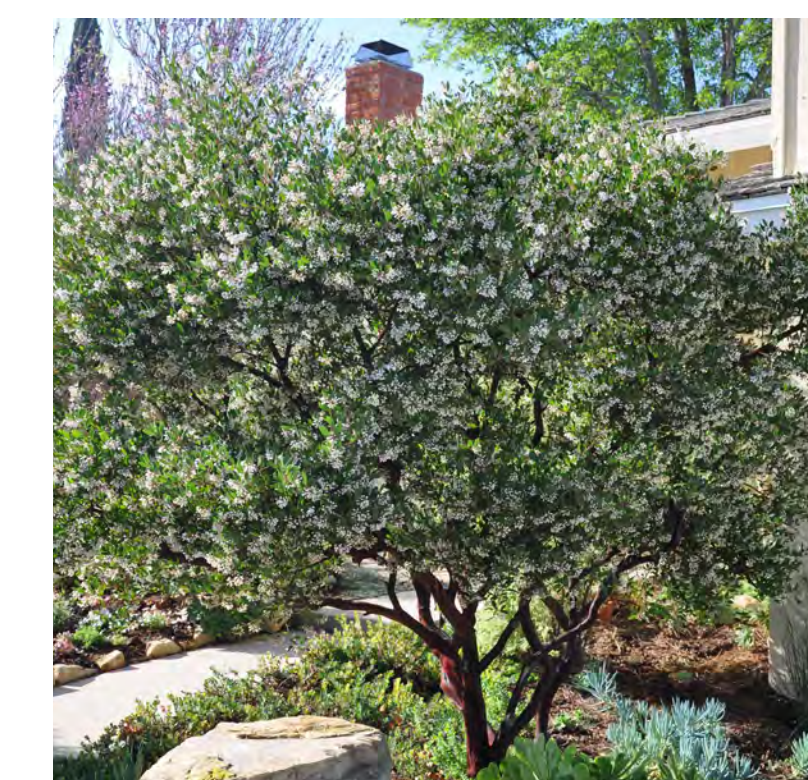
Heteromeles arbutifolia



Elymus glaucus



Deschampsia cespitosa



Arctostaphylos densiflora 'McMinn'



Aristida purpurea



- POLE LIGHT/VEHICULAR - 25' HIGH
100' O.C.
- ◐ POLE LIGHT/PEDESTRIAN - 16' HIGH
50' O.C.
- BOLLARDS - 20' O.C.
- ▮ WALL LIGHTS





Luminaire Schedule												
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	LLF	LLD	LDD	Description	Mounting Height	Arm	Luminaire Watts	Data Source Filename
	326	S2	Single	1474	0.850	0.944	0.900	BEGA 84220-K4 1475 Lumens	2.96	0	15	84220K4_BEGA_IES.ies
	124	S3	Single	3134	0.850	0.944	0.900	BEGA 77165-K4 3134 Lumens	18.479	0	36	77165.ies
	96	S5	Single	4974	0.850	0.944	0.900	BEGA 77950-K4 4974 Lumens	25	5.2917	57	77950_BEGA_IES.ies

LIGHTING LAYOUT

Calculation Summary									
Label	CalcType	Grid Z	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Path_1	Illuminance	0	Fc	7.45	19.55	1.33	5.60	14.70	50
Path_10	Illuminance	0	Fc	5.73	19.31	0.14	40.93	137.93	57
Path_11	Illuminance	0	Fc	1.26	2.42	0.44	2.86	5.50	512
Path_12	Illuminance	0	Fc	3.93	12.18	0.53	7.42	22.94	68
Path_13	Illuminance	0	Fc	4.79	15.60	0.08	59.88	195.00	45
Path_14	Illuminance	0	Fc	2.97	19.18	0.51	5.82	37.61	103
Path_15	Illuminance	0	Fc	4.41	13.52	0.02	220.50	676.00	36
Path_16	Illuminance	0	Fc	4.83	11.63	0.51	9.47	22.80	40
Path_17	Illuminance	0	Fc	6.20	21.57	1.86	3.33	11.60	42
Path_18	Illuminance	0	Fc	5.49	16.23	0.19	28.89	95.42	123
Path_19	Illuminance	0	Fc	2.13	13.33	0.37	5.76	36.03	67
Path_2	Illuminance	0	Fc	5.30	10.93	1.27	4.17	8.61	34
Path_20	Illuminance	0	Fc	1.12	1.77	0.67	1.87	2.64	29
Path_21	Illuminance	0	Fc	6.40	19.23	0.24	26.67	80.13	39
Path_22	Illuminance	0	Fc	2.08	7.08	0.32	6.50	22.13	36
Path_23	Illuminance	0	Fc	1.45	9.43	0.55	2.64	17.15	67
Path_24	Illuminance	0	Fc	4.80	16.26	0.24	20.00	67.75	71
Path_25	Illuminance	0	Fc	4.58	11.01	0.21	21.81	52.43	33
Path_3	Illuminance	0	Fc	4.15	10.77	0.39	10.64	27.82	19
Path_4	Illuminance	0	Fc	3.78	10.11	1.23	3.06	8.22	57
Path_5	Illuminance	0	Fc	6.93	13.89	3.44	2.01	4.04	22
Path_6	Illuminance	0	Fc	2.14	5.12	0.04	63.50	128.00	35
Path_7	Illuminance	0	Fc	1.58	2.08	1.05	1.50	1.98	74
Path_8	Illuminance	0	Fc	7.79	14.97	3.57	2.18	4.19	19
Path_9	Illuminance	0	Fc	4.91	10.99	1.05	4.68	10.47	25
Parking_1	Illuminance	0	Fc	0.67	47.58	0.01	67.00	475.8	724
Parking_2	Illuminance	0	Fc	0.59	1.93	0.05	11.80	38.80	362
Parking_3	Illuminance	0	Fc	0.62	1.74	0.18	3.44	9.67	240
Parking_4	Illuminance	0	Fc	0.91	2.05	0.09	10.11	22.78	453
Parking_5	Illuminance	0	Fc	0.81	1.99	0.09	9.00	22.11	150
Parking_6	Illuminance	0	Fc	0.87	1.99	0.14	6.21	14.21	269
Parking_7	Illuminance	0	Fc	0.70	1.85	0.28	2.50	6.61	202
Parking_8	Illuminance	0	Fc	0.67	1.89	0.19	3.53	9.95	216
Parking_9	Illuminance	0	Fc	0.68	2.06	0.05	13.80	41.20	1045
Roadway_1	Illuminance	0	Fc	0.80	1.89	0.15	5.33	12.60	238
Roadway_2	Illuminance	0	Fc	1.06	1.95	0.22	4.82	8.86	314
Roadway_3	Illuminance	0	Fc	1.02	1.92	0.48	2.13	4.00	146
Roadway_4	Illuminance	0	Fc	0.99	1.87	0.34	2.91	5.50	132
Roadway_5	Illuminance	0	Fc	0.98	1.95	0.22	4.45	8.86	682
Roadway_6	Illuminance	0	Fc	0.97	1.95	0.17	5.71	11.47	275
Roadway_7	Illuminance	0	Fc	0.90	1.82	0.24	3.75	7.58	259
Roadway_8	Illuminance	0	Fc	1.24	2.99	0.28	4.43	10.68	423



Luminaire Schedule									Mounting Height	Arm	Luminaire Watts	Data Source Filename
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	LLF	LLD	LDD	Description	2.96	0	15	84220K4_BEGA_ES.ies
	326	S2	Single	1474	0.850	0.944	0.900	BEGA 84220-K4 1475 Lumens	18.479	0	36	77165.ies
	124	S3	Single	3134	0.850	0.944	0.900	BEGA 77165-K4 3134 Lumens	25	5.2917	57	77950_BEGA_ES.ies
	96	S5	Single	4974	0.850	0.944	0.900	BEGA 77950-K4 4974 Lumens				

LIGHTING LAYOUT - WITH METER READINGS

Calculation Summary									
Label	CalcType	Grid Z	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Path_1	Illuminance	0	Fc	7.45	19.55	1.33	5.60	14.70	50
Path_10	Illuminance	0	Fc	5.73	19.31	0.14	40.93	137.93	57
Path_11	Illuminance	0	Fc	1.26	2.42	0.44	2.86	5.50	512
Path_12	Illuminance	0	Fc	3.93	12.16	0.53	7.42	22.94	68
Path_13	Illuminance	0	Fc	4.78	15.60	0.08	59.88	195.00	45
Path_14	Illuminance	0	Fc	2.97	19.18	0.51	6.82	37.61	103
Path_15	Illuminance	0	Fc	4.41	13.52	0.02	220.50	676.00	36
Path_16	Illuminance	0	Fc	4.83	11.63	0.51	9.47	22.80	40
Path_17	Illuminance	0	Fc	6.20	21.57	1.86	3.33	11.60	42
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Path_2	Illuminance	0	Fc	5.30	10.93	1.27	4.17	8.61	34
Path_20	Illuminance	0	Fc	1.12	1.77	0.67	1.67	2.64	29
Path_21	Illuminance	0	Fc	6.40	19.23	0.24	26.67	80.13	39
Path_22	Illuminance	0	Fc	2.08	7.08	0.32	6.50	22.13	36
Path_23	Illuminance	0	Fc	1.45	9.43	0.55	2.64	17.15	67
Path_24	Illuminance	0	Fc	4.80	16.28	0.24	20.00	67.75	71
Path_25	Illuminance	0	Fc	4.58	11.01	0.21	21.81	52.43	33
Path_3	Illuminance	0	Fc	4.15	10.77	0.39	10.64	27.62	19
Path_4	Illuminance	0	Fc	3.78	10.11	1.23	3.08	8.22	57
Path_5	Illuminance	0	Fc	6.93	13.89	3.44	2.01	4.04	22
Path_6	Illuminance	0	Fc	2.14	5.12	0.04	53.50	128.00	35
Path_7	Illuminance	0	Fc	1.58	2.08	1.05	1.50	1.98	74
Path_8	Illuminance	0	Fc	7.79	14.97	3.57	2.18	4.19	19
Path_9	Illuminance	0	Fc	4.91	10.99	1.05	4.69	10.47	25
Parking_1	Illuminance	0	Fc	0.67	47.58	0.01	67.00	4758	724
Parking_2	Illuminance	0	Fc	0.59	1.93	0.05	11.80	38.60	362
Parking_3	Illuminance	0	Fc	0.62	1.74	0.18	3.44	9.67	240
Parking_4	Illuminance	0	Fc	0.91	2.05	0.09	10.11	22.78	453
Parking_5	Illuminance	0	Fc	0.81	1.99	0.09	9.00	22.11	150
Parking_6	Illuminance	0	Fc	0.87	1.99	0.14	6.21	14.21	269
Parking_7	Illuminance	0	Fc	0.70	1.85	0.28	2.50	6.61	202
Parking_8	Illuminance	0	Fc	0.67	1.89	0.19	3.53	9.95	216
Parking_9	Illuminance	0	Fc	0.68	2.06	0.05	13.60	41.20	1045
Roadway_1	Illuminance	0	Fc	0.80	1.89	0.15	5.33	12.60	239
Roadway_2	Illuminance	0	Fc	1.06	1.85	0.22	4.92	8.86	314
Roadway_3	Illuminance	0	Fc	1.02	1.92	0.48	2.13	4.00	146
Roadway_4	Illuminance	0	Fc	0.99	1.87	0.34	2.91	5.50	132
Roadway_5	Illuminance	0	Fc	0.98	1.95	0.22	4.45	8.86	662
Roadway_6	Illuminance	0	Fc	0.97	1.85	0.17	5.71	11.47	275
Roadway_7	Illuminance	0	Fc	0.90	1.82	0.24	3.75	7.58	259
Roadway_8	Illuminance	0	Fc	1.24	2.99	0.28	4.43	10.68	423

LED wall luminaires - directed

BEGA

Application
LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glare free illumination when below eye level.

Materials
Luminaire housing constructed of die-cast marine grade copper free (6.0% copper content) A360.0 aluminum alloy.
Marine safety glass.
Silicone applied robotically to casting, plasma treated for immersion adhesion.
High temperature silicone gasket.
Mechanically captive stainless steel fasteners.

MTL listed to North American Standards, suitable for wet locations. Protection class IP65.
Weight: 3.1 lbs


Electrical
Operating voltage: 120-277VAC
Minimum start temperature: 40°C
LED module wattage: 6.1 W
System wattage: 8.0 W
Controlability: 0-10V, TRIAC, and 0-1V dimmable
Color rendering index: Ra>90
Luminaire lumens: 504 lumens (3000K)
Lifetime at Ta=25°C: >50,000 h (L70)
Lifetime at Ta=35°C: >32,000 h (L70)

LED color temperature
3000K Product number = **K4**
3500K Product number = **K5**
3000K Product number = **K3**
2700K Product number = **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 US standard finishes are marine, food grade powder coat with minimum 3 mil thickness. BEGA Unidirect finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RA, and custom colors, are a polyester powder.

Available colors: Black (BK), White (WH), RA, Bronze (BR), Silver (SL), CLS.



LED wall luminaire - directed

Item	QTY	W	H	D
84220	326	114	274	43

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0933 info@bega-us.com

Shielded bollard - asymmetric wide beam

BEGA

Application
The fully shielded design of this bollard provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing constructed of die-cast marine grade copper free (6.0% copper content) A360.0 aluminum alloy.
Marine safety glass.
Reflector made of pure anodized aluminum.
Silicone applied robotically to casting, plasma treated for immersion adhesion.
MTL listed to North American Standards, suitable for wet locations. Protection class IP65.
Weight: 12.6 lbs

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: 30°C
LED module wattage: 11.6 W
System wattage: 15.0 W
Controlability: 0-10V, TRIAC, and 0-1V dimmable
Color rendering index: Ra>90
Luminaire lumens: 1475 lumens (3000K)
LED service life: L70: 50,000 hours


LED color temperature
3000K Product number = **K4**
3500K Product number = **K5**
3000K Product number = **K3**
2700K Product number = **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 US standard finishes are marine, food grade powder coat with minimum 3 mil thickness. BEGA Unidirect finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RA, and custom colors, are a polyester powder.

Available colors: Black (BK), White (WH), RA, Bronze (BR), Silver (SL), CLS.

Available options
70995 Direct, dual anchorage.



Shielded bollard - asymmetric wide beam

Item	QTY	W	H	D
84220	124	114	321	43
70995	96	114	321	43

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0933 info@bega-us.com

Pole top luminaires with asymmetric flat beam light distribution

BEGA

Housing/fitting: Two piece die cast aluminum construction. The fixture is a 18" O.D. pole top or stem and is secured by six (6) socket head stainless steel screws threaded into stainless steel nuts. The castings are marine grade, copper free (6.0% copper content) A360.0 aluminum alloy.

Enclosure: Clear acrylic lens with optical texture and reflector made of pure anodized aluminum. Held in place by die-cast aluminum frame and stainless steel nuts. Fully gasketed for weather tight operation using a neoprene gasket. O-ring gasket.

Electrical: 31-0W LED luminaire, 800 lumen system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module are available from factory for easy replacement. Standard LED color temperature is 4000K with a CRI of 90. Available in 3000K (3500K) and 2700K (3000K) CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BK), White (WH), Bronze (BR), Silver (SL), to specify, with a range of RA to custom colors. Custom colors require special color.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.
Weight: 11.0 lbs
EPA (Effective projection area): 1.1 sq. ft.

Luminaire Lumens: 3134



Pole top luminaire with asymmetric flat beam light distribution

Item	QTY	W	H	D
77165	124	114	321	43

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0933 FAX (805) 566-9474 www.bega-us.com

LED pole-top luminaire with asymmetrical wide spread light distribution and outrigger arm

BEGA

Housing: Die-cast aluminum housing, cut-edge, with anodized finish. 18" O.D. pole top, recessed into the pole with integration of a 1.5" mechanical and single lock screw. Castings are marine grade copper free (6.0% copper content) A360.0 aluminum alloy.

Enclosure: Fabricated in forged, corrosion resistant 6061 die-cast aluminum with two cast access slots for easy maintenance. Tempered clear safety glass with an anti-reflective coating. Optical reflector of pure anodized aluminum. Fully ventilated light fixture can be installed above or below horizontal fully gasketed for weather tight operation using neoprene gasket.

Electrical: 50.0W LED luminaire, 670 lumen system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Integrates surge protection to protect the luminaire against surges rated up to 10kV. LED module are available from factory for easy replacement. Standard LED color temperature is 4000K with a CRI of 90. Available in 3000K (3500K) and 2700K (3000K) CRI to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BK), White (WH), Bronze (BR), Silver (SL), to specify, with a range of RA to custom colors. Custom colors require special color.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.
Weight: 20.5 lbs
EPA (Effective projection area): 1.2 sq. ft.

Luminaire Lumens: 693



LED pole-top luminaire with asymmetrical wide spread light distribution and outrigger arm

Item	QTY	W	H	D
77950	96	114	321	43

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

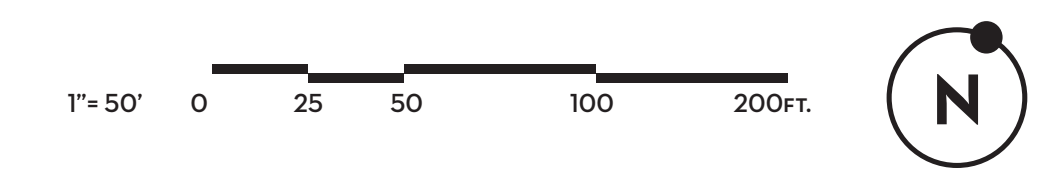
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	LLF	LLD	LDD	Description	Mounting Height	Arm	Luminaire Watts	Data Source Filename
	326	S2	Single	1474	0.850	0.944	0.900	BEGA 84220-K4 1475 Lumens	2.96	0	15	84220K4_BEGA_IES.ies
	124	S3	Single	3134	0.850	0.944	0.900	BEGA 77165-K4 3134 Lumens	18.479	0	36	77165.ies
	96	S5	Single	4974	0.850	0.944	0.900	BEGA 77950-K4 4974 Lumens	25	5.2917	57	77950_BEGA_IES.ies



SENIOR LIVING PARKING AREA SUMMARY:

	UNITS	AREA	SEATS	RATIO	PARKING				
					TYP	EV	HC	TOTAL	BIKE
MEMORY CARE UNITS	24			1/unit	0.1				2
ASSISTED LIVING UNITS	48			1/unit	1				48
CASITAS UNITS	120			1/unit	1.5				180
INDEPENDENT LIVING UNITS	80			1/unit	1				80
GUEST PARKING									52
		SURFACE		STRUCTURED		10%	4%		5%
PARKING REQUIRED					312	36	15	363	18
PARKING PROVIDED		98,010		94,700	312	36	15	363	18

*25% of total spaces will be EV Ready. 5% of total spaces will be EV capable.





WD - 01 - SIDING - DARK BROWN



WD - 02 - SIDING - GREY



WD - 03 - COLUMNS & CEILING TILE



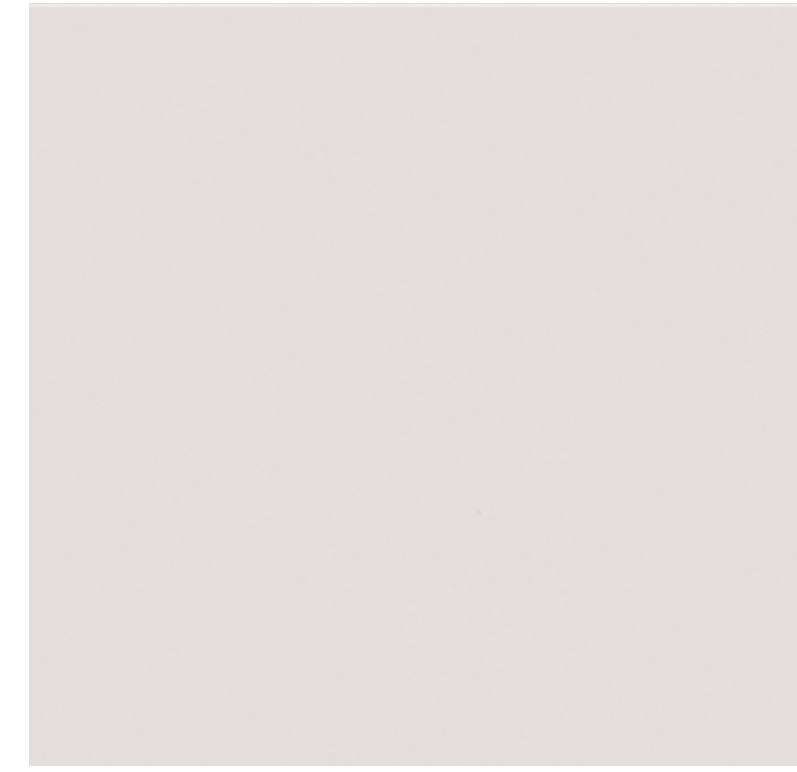
GL - 01 - VISION GLASS



ST - 01 - STONE CLADDING - GREY



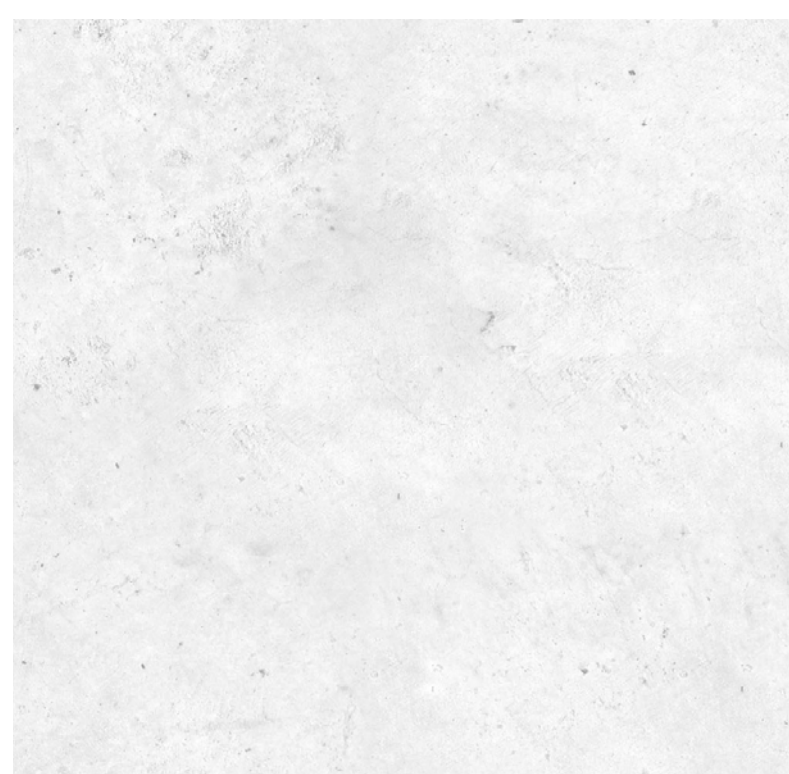
ST - 02 - STONE CLADDING - TAN



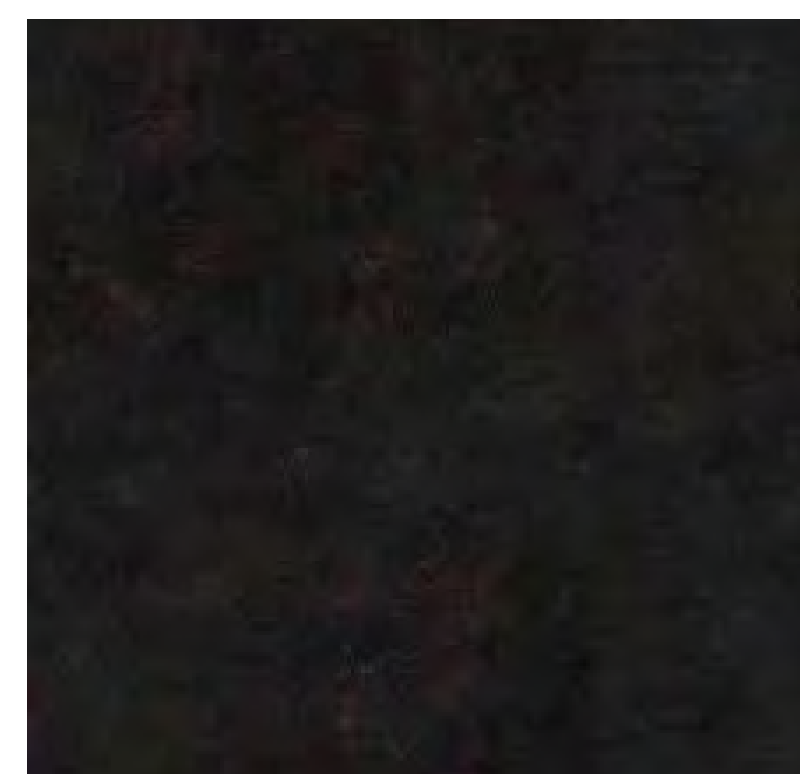
PL - 01 - STUCCO



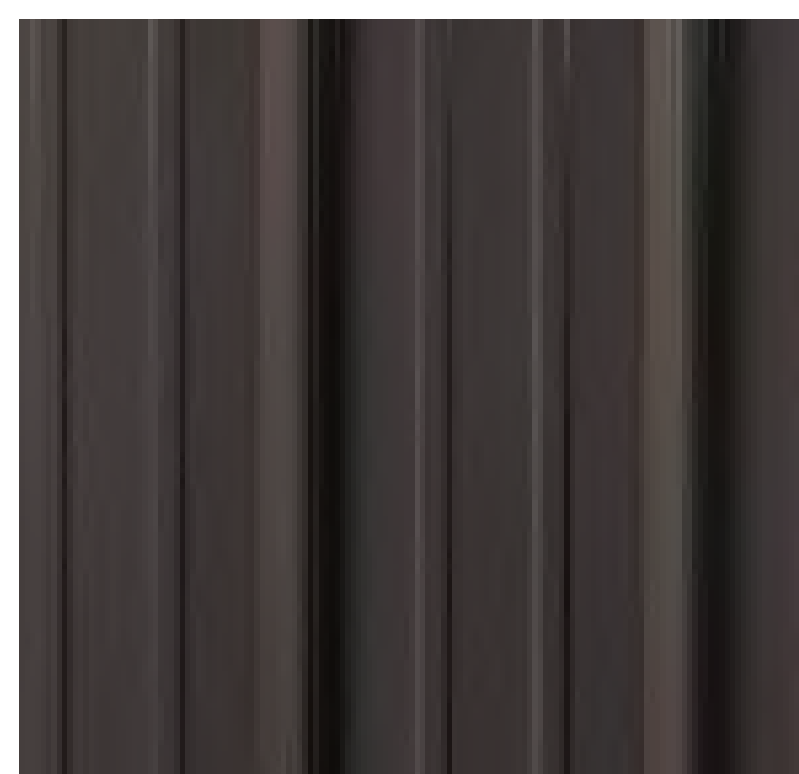
PL - 02 - STUCCO - BEIGE



PL - 03 - STUCCO



MT - 01 - METAL - DARK GREY



MT - 02 - STANDING SEAM



RF - 01 - ROOF - GREY SHINGLES