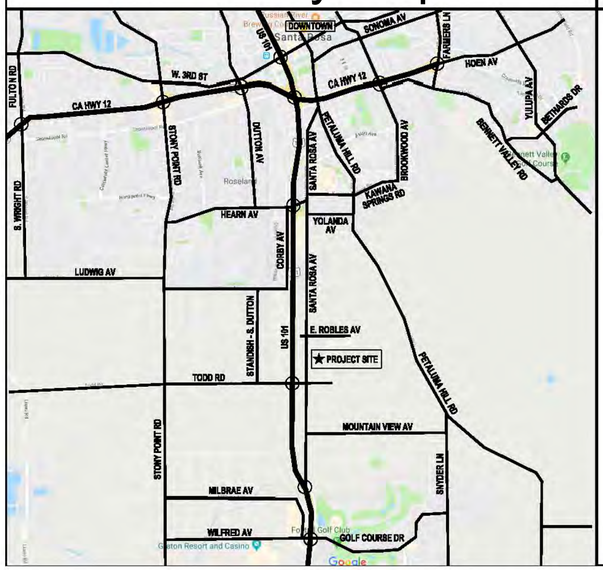
Los Pinos Apartments

3496 Santa Rosa Avenue
Santa Rosa CA 95407
APN 134-132-015

Architectural Schematic Design

Vicinity Map



Project Team

OWNER: LOS PINOS APARTMENTS, LLC

PRINCIPALS:
Eliseo Alexander Diaz Santana
& Juan Aaron Diaz Santana
5885 Mountain Hawk Drive
Santa Rosa CA 95409
(707) 954-6551

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(513) 500-7704

ARCHITECT:
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Paul Gilger, Senior Project Designer
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(707) 523-7010

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Andy Bordessa, Civil Engineer
2200 Range Avenue #204
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(707) 542-4820

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Rob Cox, Landscape Architect
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LAND PLANNER:
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Jean Kapolchok, Planner
843 Second Street
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LEGAL COUNCIL:
Daryl Resse, Attorney
1499 North Dutton Avenue #21
Santa Rosa CA 95401
(707) 545-6542

Project Info

SONOMA COUNTY ZONING: R3-13
SONOMA COUNTY GENERAL PLAN: Urban Residential 13 units per acre
DENSITY: 2.49 Acres x 13 units per acre = 32 units, plus 20% State Density Bonus (6 units) = 38 units

TOTAL 50 apartments (which county planning will count as 35 units - explained below)
38 Two Bedroom, Two Bath Units (x 2.5 parking spaces each = 95 spaces)
12 One Bedroom, One Bath Units (x 1.5 parking spaces each = 18 spaces)
Three BUILDING As:
FIRST FLOOR: 12 one-bedroom, one-bath, ADA-accessible flats, each 750 square feet.
(Each flat, being no more than 750 sq ft, is counted as one-half unit: 12 x .5 = 6 units.)
12 units x 750 sq ft each = 9000 sq ft.
SECOND FLOOR: 12 two-bedroom, two-bath, non-accessible flats, each 1000 square feet.
(Each flat, being no more than 1000 sq ft, is counted as three-quarter unit: 12 x .75 = 9 units.)
12 units x 1000 sq ft each = 12,000 sq ft.
Three BUILDING Bs:
FIRST FLOOR: 12 two-bedroom, two-bath, ADA-accessible flats, each 900 square feet.
(Each flat, being no more than 1000 sq ft, is counted as three-quarter unit: 12 x .75 = 9 units.)
12 units x 900 sq ft each = 10,800 sq ft.
SECOND FLOOR: 12 two-bedroom, two-bath, non-accessible flats, each 1000 square feet.
(Each flat, being no more than 1000 sq ft, is counted as three-quarter unit: 12 x .75 = 9 units.)
12 units x 1000 sq ft each = 12,000 sq ft.
One BUILDING C, at front of project facing Santa Rosa Avenue:
FIRST FLOOR: Community room, serving kitchen, rental office, meeting room and 2 restrooms.
Total 1800 sq ft.
SECOND FLOOR: 2 two-bedroom, two-bath, non-accessible flats, each 1150 square feet.
(Each flat, being greater than 1000 sq ft, is counted as one unit: 2 x 1 = 2 units.)
2 units x 1125 sq ft each = 2300 sq ft
9000 + 12,000 + 10,800 + 12,000 + 1800 + 2300 = 47,900 sq ft Type V Construction.

PARKING: Total 113 spaces provided (95 + 18), minimum 5 required to be Accessible.
50 parking spaces covered by 13 CARPORT ROOFS (12 four-stall and 1 two-stall)

2 Trash Enclosures.
1 Children's Play Structure.
1 Incentive: Reduction of building front setback along Santa Rosa Avenue.

Sheet Index

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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

Eliseo Alexander Diaz Santana & Juan Aaron Diaz Santana
PROJECT ADDRESS:
3496 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA 95407

TITLE SHEET, SHEET INDEX
PROJECT INFORMATION, VICINITY MAP

LICENSED ARCHITECT
WARREN J. HEDGPETH
No. C 14801
REN. 10-19
STATE OF CALIFORNIA

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190111 SD 8-plex design
190114 SD 2-bath units
190130 SD Exterior 3D
190212 SD Site 3D Final
191002 SD Site Adjust
200128 SD Smaller Units
200311 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
Contract dated 181205

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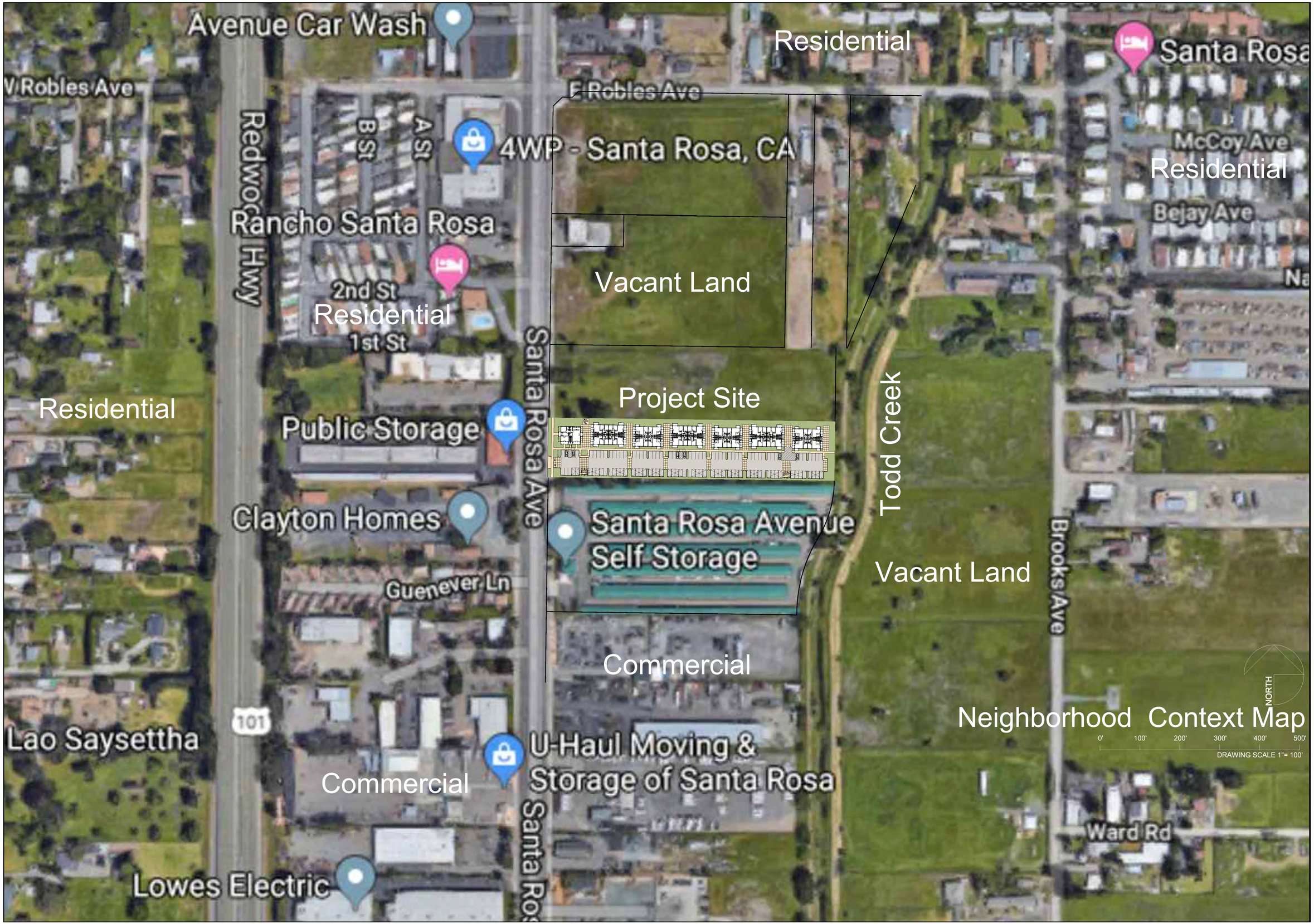

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NEIGHBORHOOD CONTEXT MAP

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Architectural Site Plan

0' 30' 60' 90' 120' 150'

DRAWING SCALE 1"= 30'

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ARCHITECTURAL SITE PLAN

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LOS PINOS APARTMENTS
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OVERALL SITE SITE

3D MODEL

LICENSED ARCHITECT
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OVERALL SITE SITE

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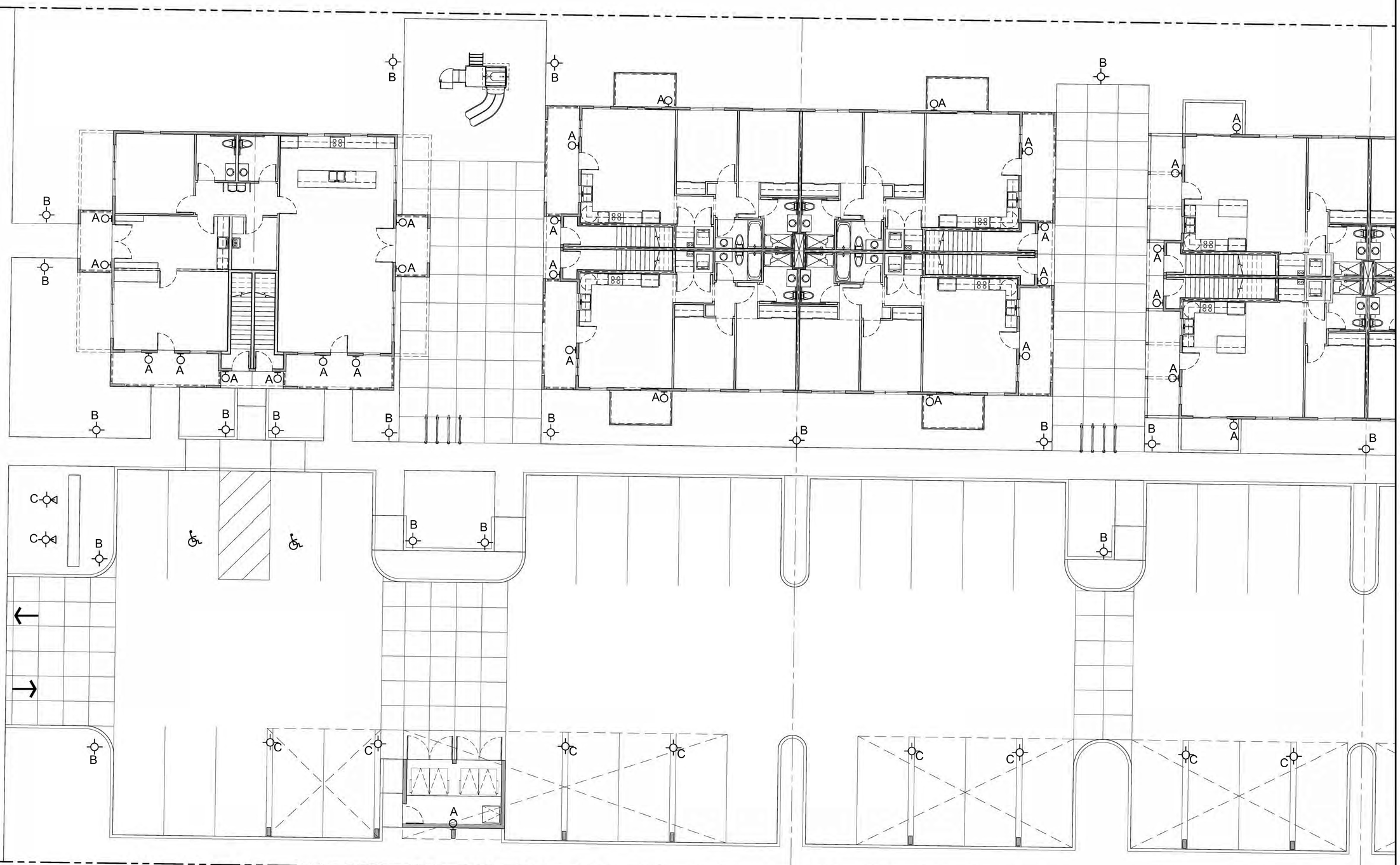

EXTERIOR LIGHTING SYMBOLS

(See attached RAB Lighting Photometric Site Plan and Lighting Fixture Specifications)

A LED WALL SCONCE DOWNLIGHT

B LED LANDSCAPE BOLLARD

C LED CARPORT CANOPY DOWN LIGHT

D LED MONUMENT SIGN LIGHT

NORTH

Architectural Site Lighting Plan West End

0' 8' 16' 24' 32' 40'

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

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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

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ARCHITECTURAL SITE LIGHTING PLAN
WEST END

LICENSED ARCHITECT
WARREN J. HEDGPETH
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STATE OF CALIFORNIA

Revisions
181218 5D 6-plex design
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190212 5D Site 3D Final
191002 5D Site Adjust
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200311 Planning Submittal

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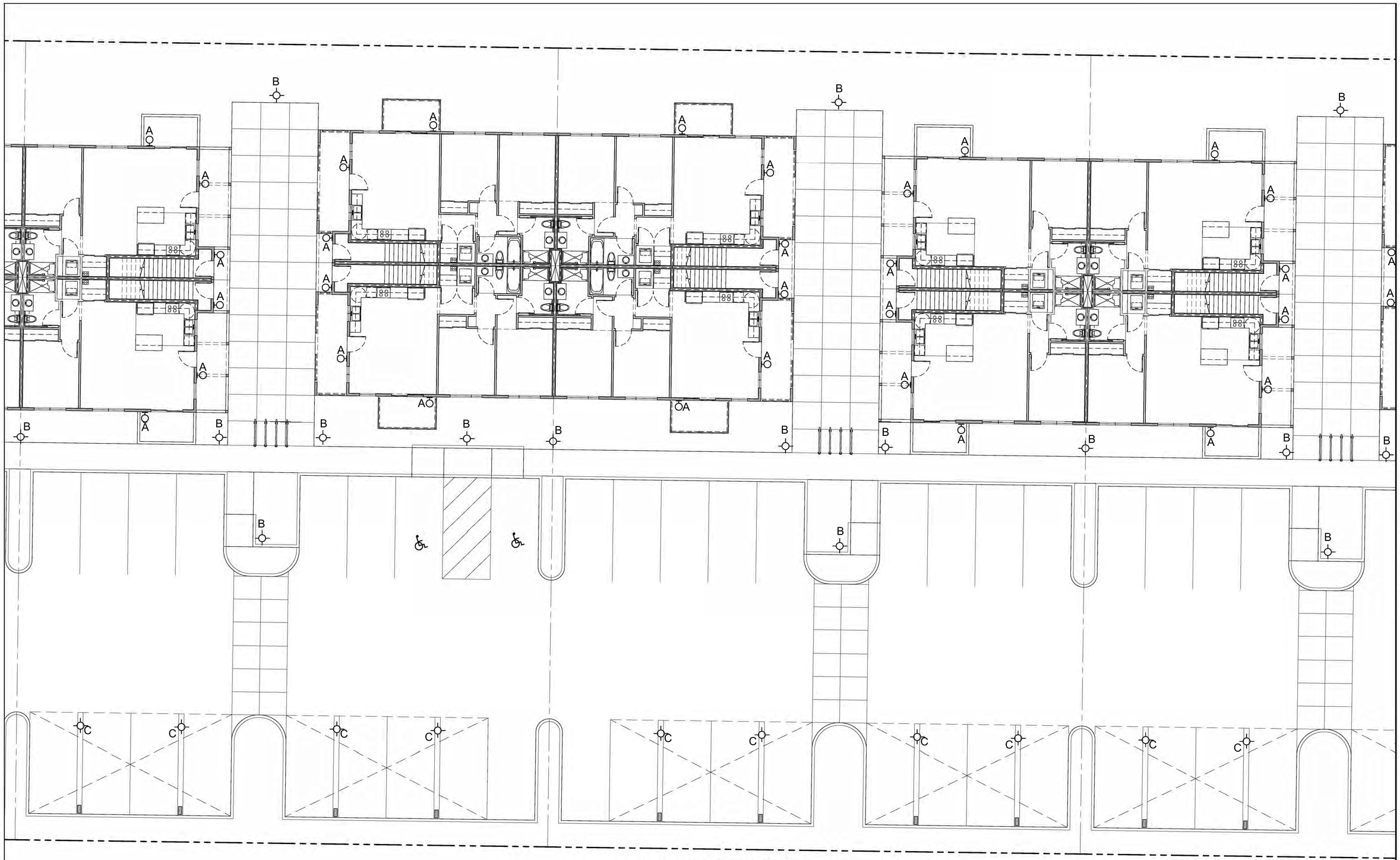

EXTERIOR LIGHTING SYMBOLS

(See attached RAB Lighting Photometric Site Plan and Lighting Fixture Specifications)

A LED WALL SCONCE DOWNLIGHT

B LED LANDSCAPE BOLLARD

C LED CARPORT CANOPY DOWN LIGHT

D LED MONUMENT SIGN LIGHT

NORTH

Architectural Site Lighting Plan Middle

0' 8' 16' 24' 32' 40'

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

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LOS PINOS APARTMENTS
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ARCHITECTURAL SITE LIGHTING PLAN
MIDDLE

LICENSED ARCHITECT
WARREN J. HEDGPETH
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Revisions
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ARCHITECTURAL SITE LIGHTING PLAN

EAST END

LICENSED ARCHITECT
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Revisions
181218 5D 6-plex design
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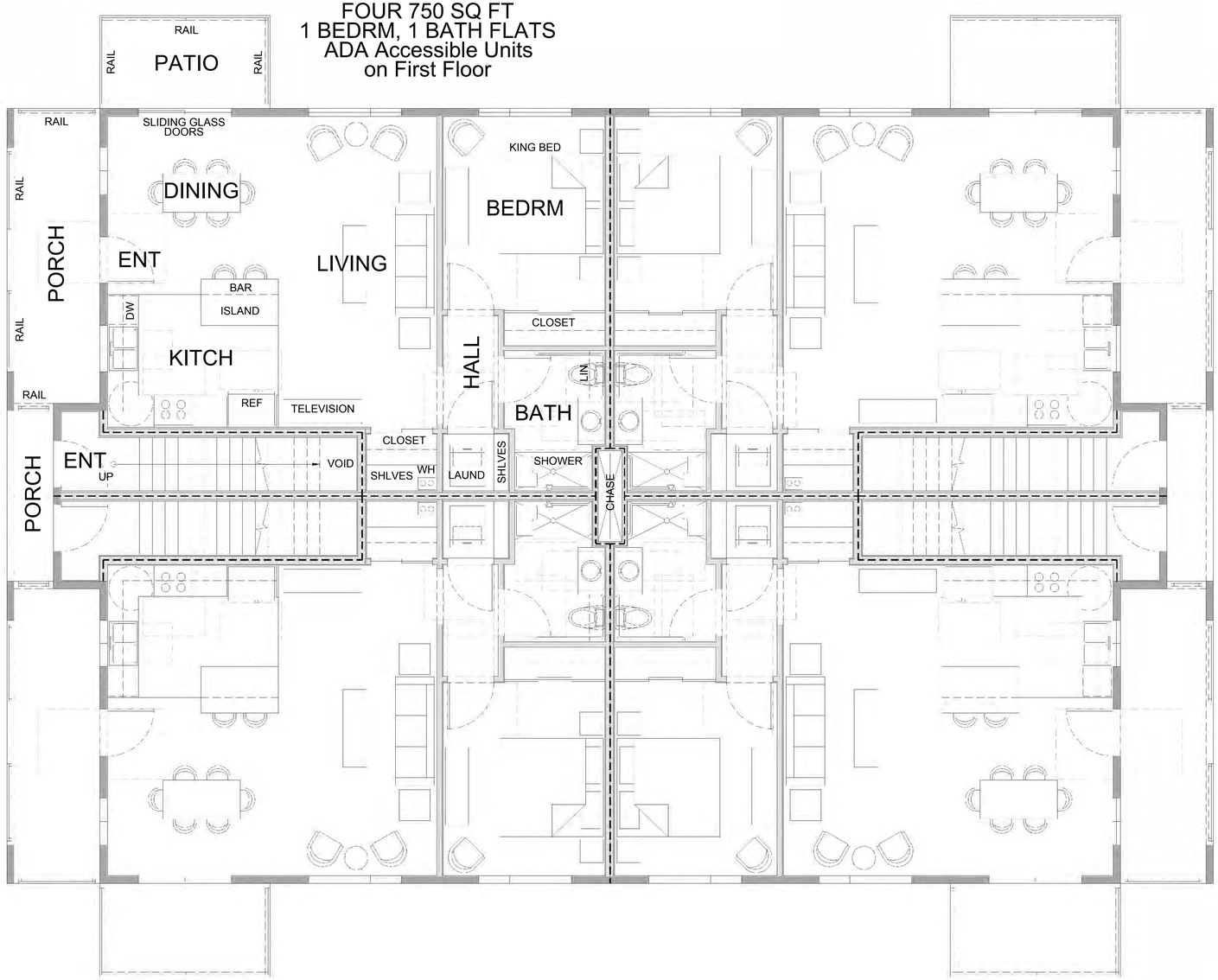
EXTERIOR LIGHTING SYMBOLS
(See attached RAB Lighting Photometric Site Plan and Lighting Fixture Specifications)

A — LED WALL SCONCE DOWNLIGHT
B — LED LANDSCAPE BOLLARD
C — LED CARPORT CANOPY DOWN LIGHT
D — LED MONUMENT SIGN LIGHT

NORTH

Architectural Site Lighting Plan
East End

0' 8' 16' 24' 32' 40'
DRAWING SCALE 1/8" = 1'-0"



8-Plex Building A
Four 750 sq ft, 1-Bedrm, 1-Bath Accessible Flats on First Floor

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4"= 1'-O"

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8-PLEX BUILDING A
FOUR 1-BEDRM ACCESSIBLE FLATS
ON FIRST FLOOR

LICENSED ARCHITECT
WARREN J. HEDGPETH
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STATE OF CALIFORNIA

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18|218 SD 6-plex design
19|011 SD 8-plex design
19|014 SD 2-bath units
19|030 SD Exterior 3D
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20|128 SD Smaller Units
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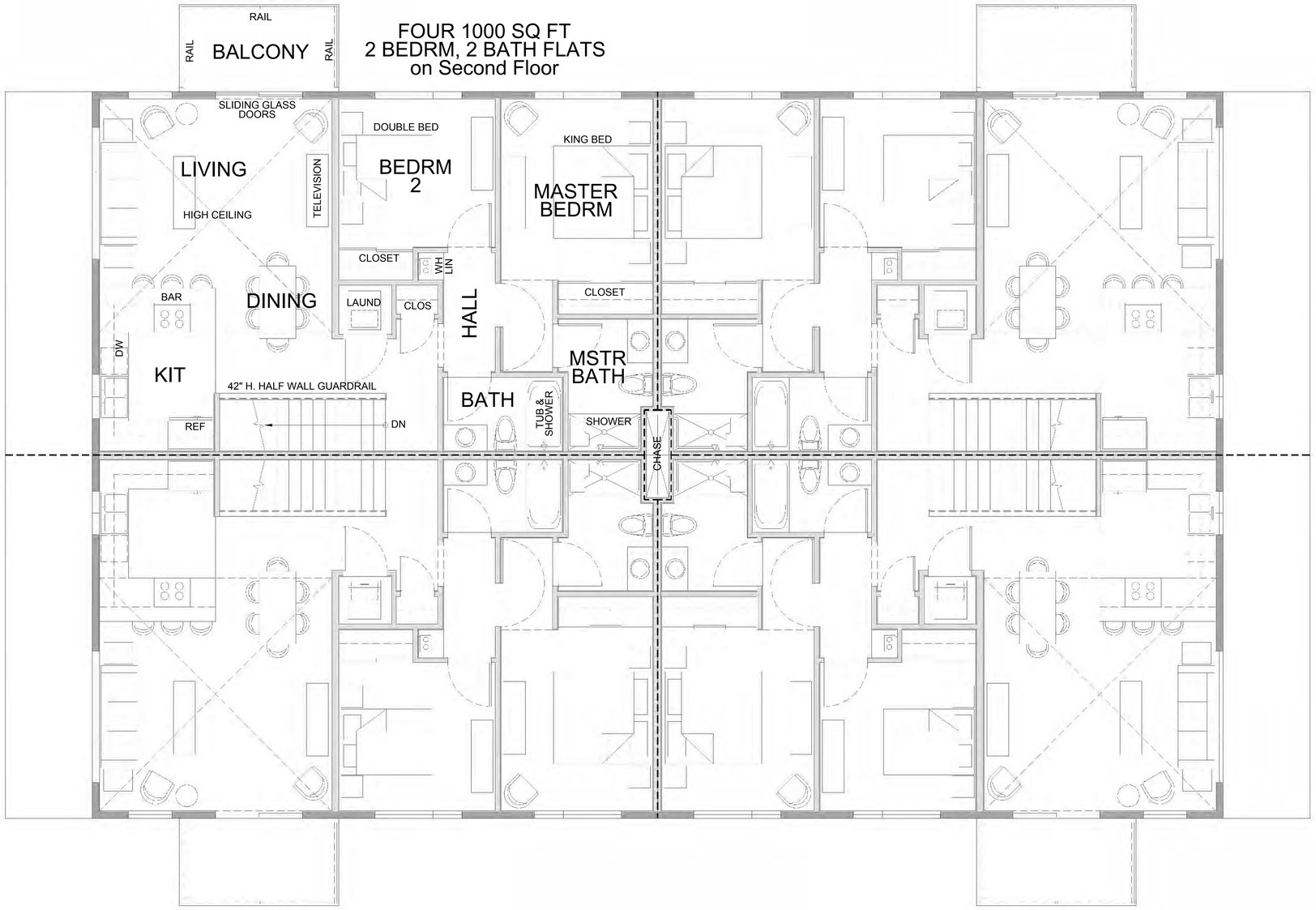

8-Plex Building A
Four 1000 sq ft, 2-Bedrm, 2-Bath Flats on Second Floor

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4"= 1'-O"

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8-PLEX BUILDING A
FOUR 2-BEDRM FLATS
ON SECOND FLOOR

LICENSED ARCHITECT
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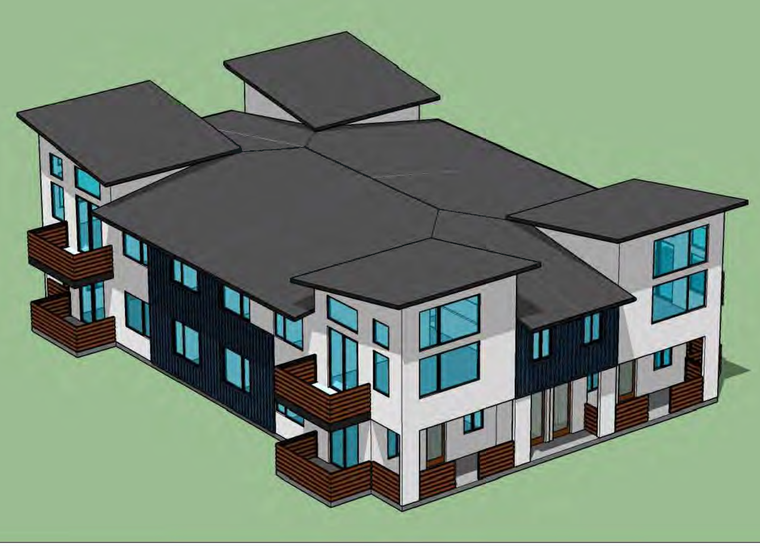
Building A 3D Model of Exterior



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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

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8-PLEX BUILDING A

3D MODEL OF EXTERIOR

LICENSED ARCHITECT
WARREN J. HEDGPETH
No. C 14801
REN. 10-19
STATE OF CALIFORNIA

Revisions
18|218 SD 6-plex design
19|111 SD 8-plex design
19|114 SD 2-bath units
19|130 SD Exterior 3D
19|212 SD Site 3D Final
19|002 SD Site Adjust
20|128 SD Smaller Units
20|311 Planning Submittal

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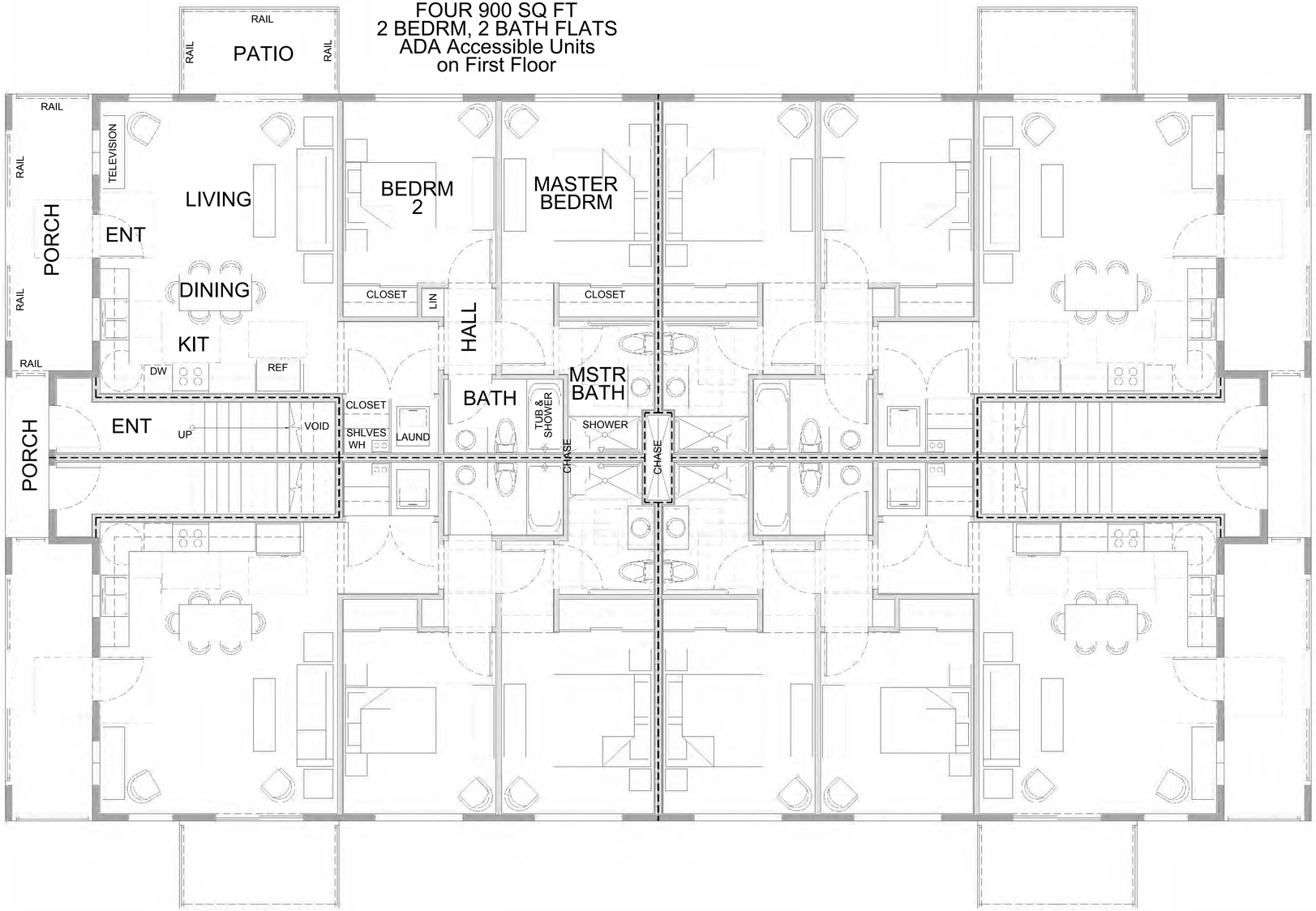

8-Plex Building B
Four 900 sq ft, 2-Bedrm Accessible Flats on First Floor

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4"= 1'-O"

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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

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8-PLEX BUILDING b
FOUR 2-BEDRM ACCESSIBLE FLATS
ON FIRST FLOOR

LICENSED ARCHITECT
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191002 SD Site Adjust
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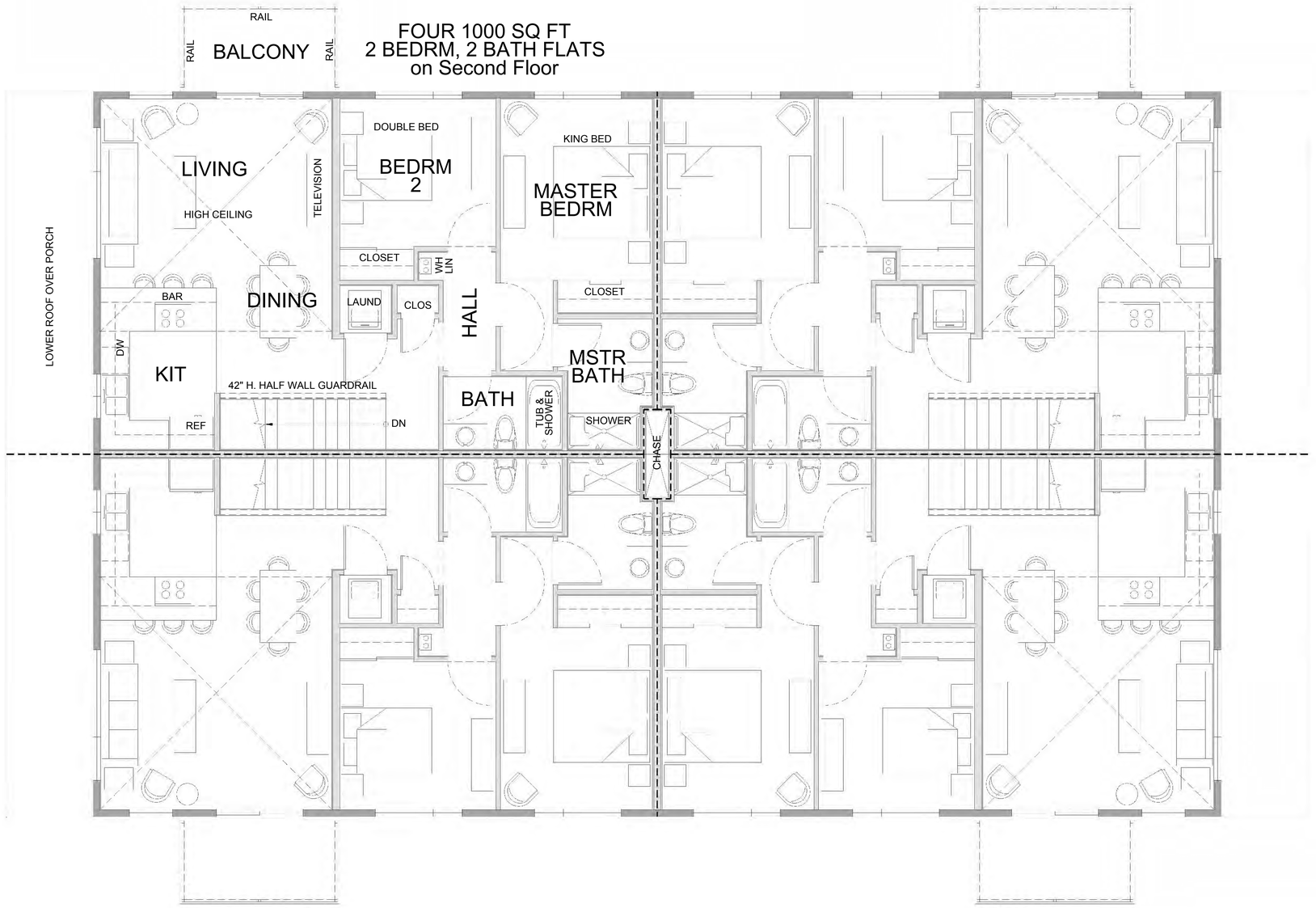

8-Plex Building B
Four 1000 sq ft, 2-Bedrm, 2-Bath Flats on Second Floor

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4"= 1'-O"

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8-PLEX BUILDING B
FOUR 2-BEDRM FLATS
ON SECOND FLOOR

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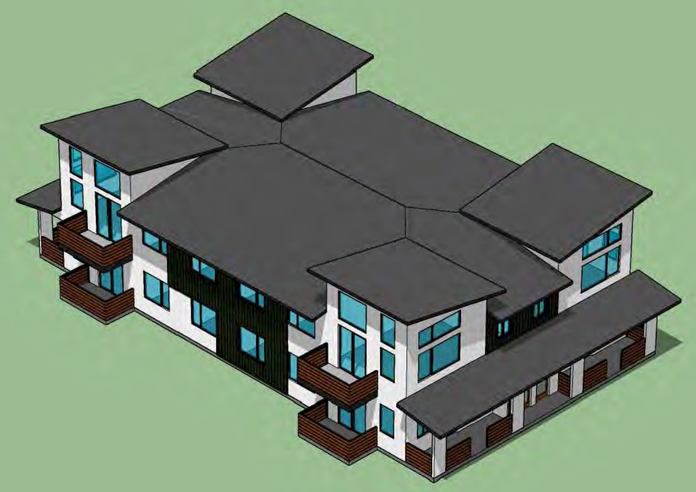
Building B 3D Model of Exterior



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LOS PINOS APARTMENTS
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8-PLEX BUILDING B
3D MODEL OF EXTERIOR

LICENSED ARCHITECT
WARREN J. HEDGPETH
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REN. 10-19
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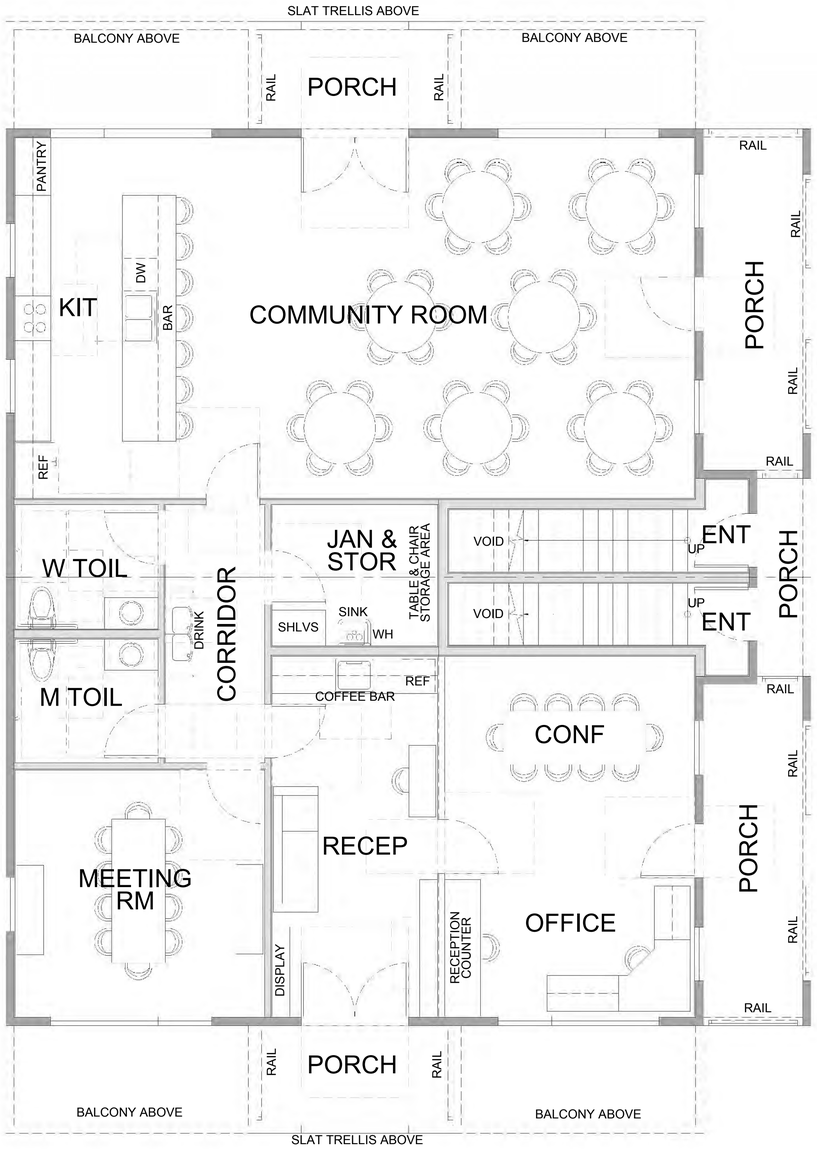
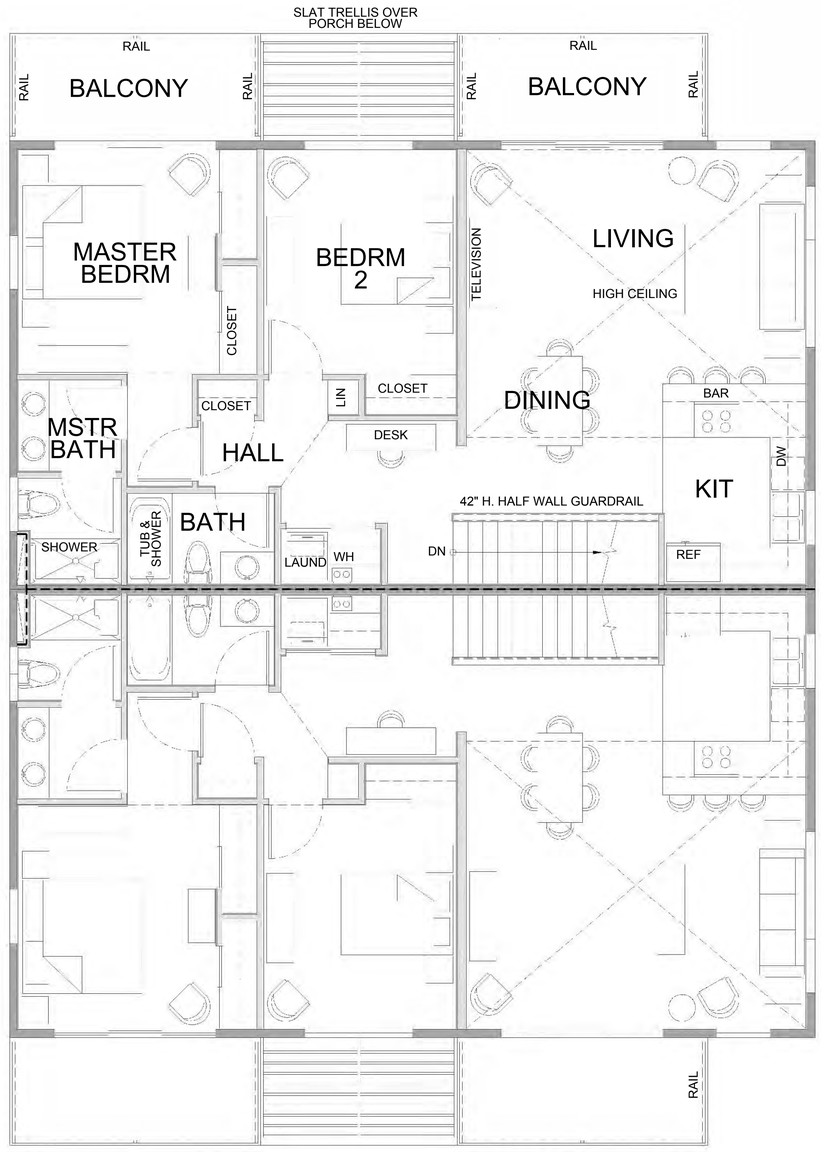
TWO 1150 SQ FT
2 BEDRM, 2 BATH FLATS
on Second Floor



FIRST FLOOR



SECOND FLOOR

Front Building C
Community Rooms & Office on First Floor
Two 1150 sq ft, 2-Bedrm, 2-Bath Flats on Second Floor

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4"= 1'-O"

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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

Eliseo Alexander Diaz Santana & Juan Aaron Diaz Santana

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8-PLEX BUILDING B
FRONT BUILDING C
COMMUNITY RMS & OFFICE ON 1ST FLR
TWO 2-BEDRM FLATS ON 2ND FLR

LICENSED ARCHITECT
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STATE OF CALIFORNIA

Revisions
18|218 SD 6-plex design
19011 | SD 8-plex design
19011 4 SD 2-bath units
19013 0 SD Exterior 3D
19021 2 SD Site 3D Final
19100 2 SD Site Adjust
20012 8 SD Smaller Units
20031 | Planning Submittal

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PAUL GILGER

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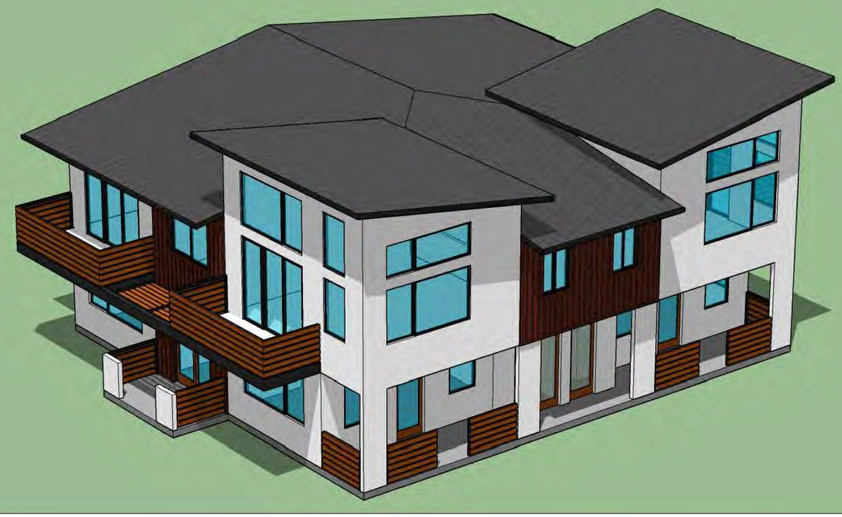
PAUL GILGER

Date
Contract dated 18|205

Sheet
C1.1
of -

NOT FOR CONSTRUCTION

Building C 3D Model of Exterior



Hedgpeth
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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

Eliseo Alexander Diez Santana & Juan Aaron Diez Santana

PROJECT ADDRESS:
3498 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA 95407

COMMUNITY BUILDING C
3D MODEL OF EXTERIOR

LICENSED ARCHITECT
WARREN J. HEDGPETH
No. C 14601
REN. 10-19
STATE OF CALIFORNIA

Revisions
18|218 5D 6-plex design
19|11 5D 8-plex design
19|14 5D 2-bath units
19|30 5D Exterior 3D
19021 2 5D Site 3D Final
19|002 5D Site Adjust
20028 5D Smaller Units
20031 1 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
Contract dated 18|205

Sheet
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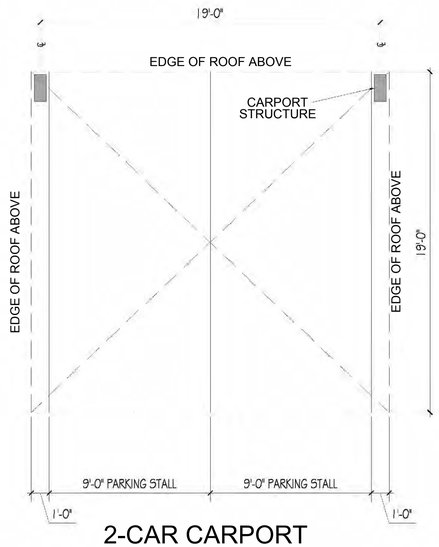
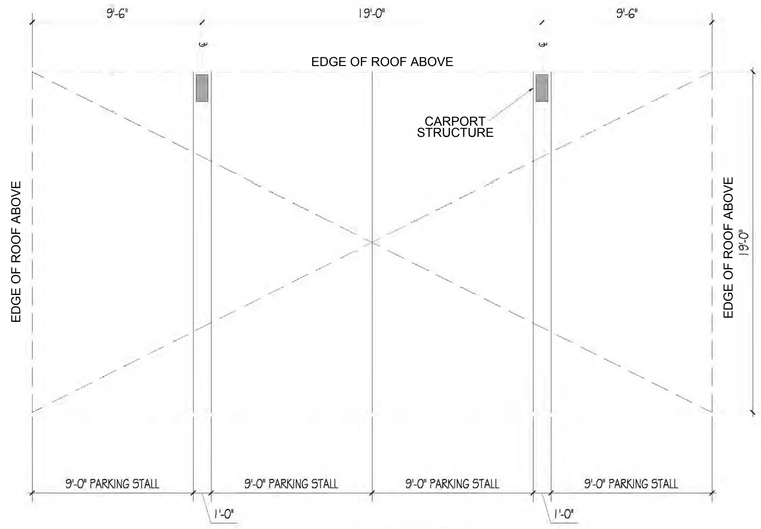
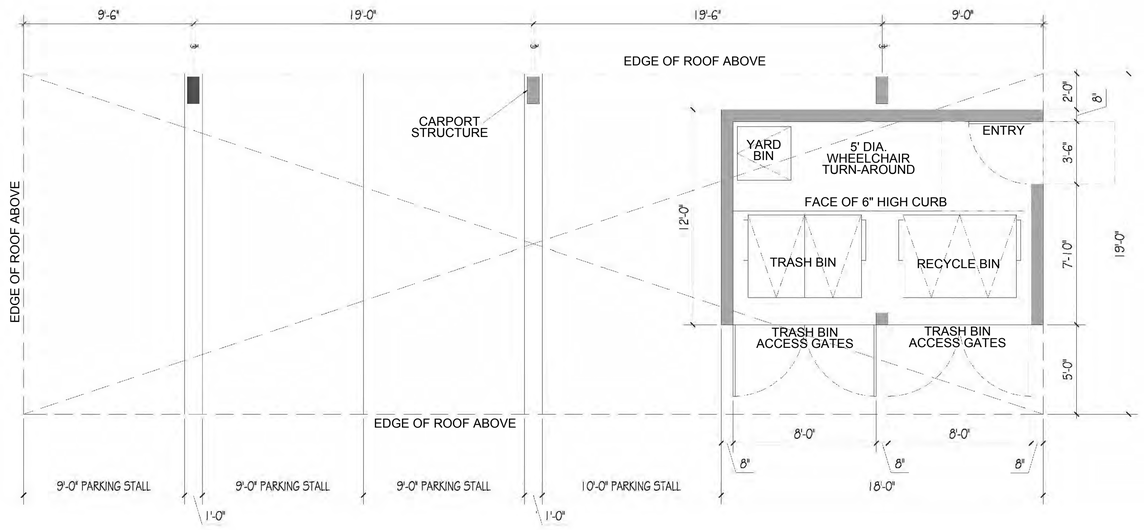


2-CAR CARPORT



4-CAR CARPORT



4-CAR CARPORT WITH TRASH ENCLOSURE

Trash Enclosures and Carport Structures Floor Plans

0' 4' 8' 12' 16' 20'

DRAWING SCALE 1/4"= 1'-O"

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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

Eliseo Alexander Diaz Santana & Juan Aaron Diaz Santana

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TRASH ENCLOSURES AND CARPORTS FLOOR PLANS

LICENSED ARCHITECT
WARREN J. HEDGPETH
No. C 14601
REN. 10-19
STATE OF CALIFORNIA

Revisions
181218 SD 6-plex design
190111 SD 8-plex design
190114 SD 2-bath units
190130 SD Exterior 3D
190212 SD Site 3D Final
191002 SD Site Adjust
200128 SD Smaller Units
200311 Planning Submittal

Job Number
1828

Project Designer
PAUL GILGER

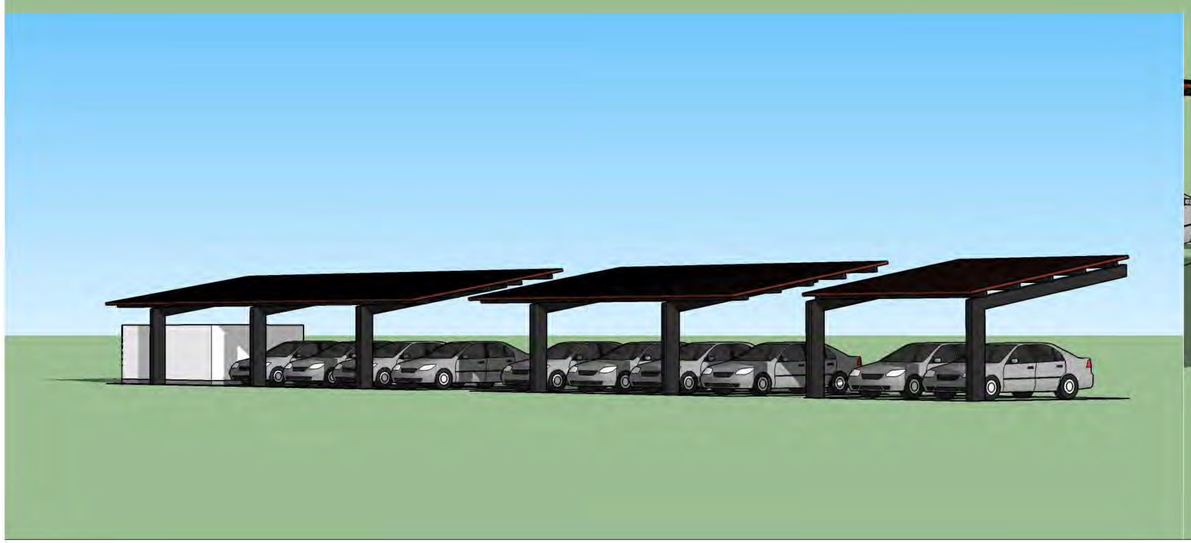
Drawn By
PAUL GILGER

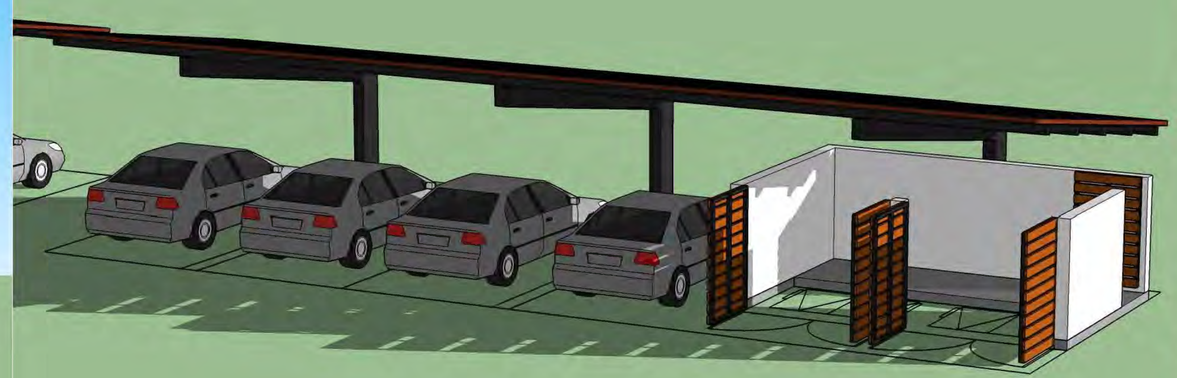
Date
Contract dated 181205

Sheet
D1,1
of -

NOT FOR CONSTRUCTION

Carports & Trash Enclosures 3D Model of Exterior





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LOS PINOS APARTMENTS
SANTA ROSA, CALIFORNIA

Eliseo Alexander Diez Santana & Juan Aaron Diez Santana

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CARPORTS & TRASH ENCLOSURES
3D MODEL OF EXTERIOR

LICENSED ARCHITECT
WARREN J. HEDGPETH
No. C 14801
REN. 10-19
STATE OF CALIFORNIA

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Contract dated 18|205

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D2.1
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Stucco

Benjamin Moore HC-27
"Monterey White"

Metal Siding

Benjamin Moore HC-159
"Philadelphia Blue"

Wood rails & soffits

Benjamin Moore HC-40
"Greenfield Pumpkin"

Stucco

Benjamin Moore HC-29
"Shelburne Buff"

Metal Siding

Benjamin Moore HC-125
"Cushing Green"

Building Trim

Benjamin Moore HC-166
"Kendall Charcoal"

Stucco

Benjamin Moore HC-87
"Ashley Gray"

Metal Siding

Benjamin Moore HC-50
"Georgian Brick"

Window & Door Sash & Frame

Milgard Vinyl Windows
"Bronze"

Color Board

Hedgpeth
ARCHITECTS

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SANTA ROSA, CALIFORNIA

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SANTA ROSA, CALIFORNIA 95407

COLOR BOARD

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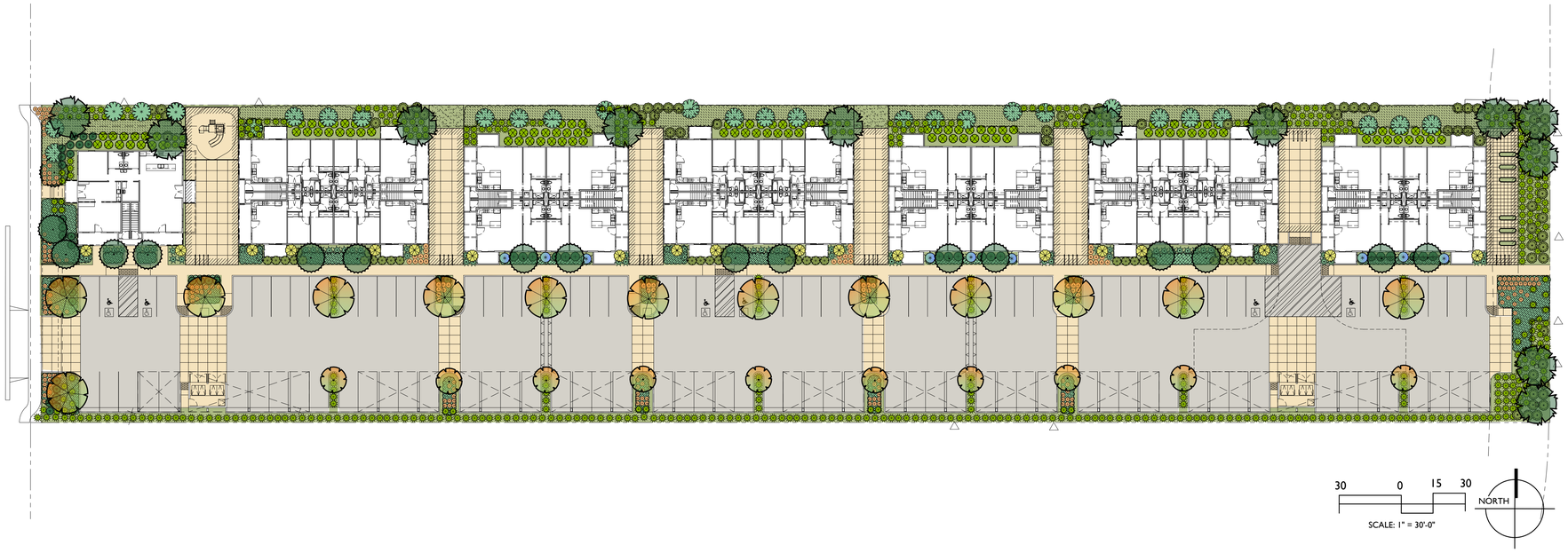


	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE
	ACER X FREMANII 'ARMSTRONG'	ARMSTRONG MAPLE
	AFROCARPUS GRACILIOR	AFRICAN FERN PINE
	QUERCUS GARRYANA	OREGON WHITE OAK
	QUERCUS LOBATA	VALLEY OAK
	AGASTACHE 'CORONADO RED'	HUMMINGBIRD MINT
	BACCHARIS PILULARIS	COYOTE BUSH
	ELYMUS CONDENSATUS 'CANYON PRINCE'	GIANT RYE GRASS
	FRANGULA CALIFORNICA SSP. TOMENTELLA	CALIFORNIA COFFEEBERRY
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY
	PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST'	OLIVER TWIST KOHUHU
	PHLOMIS LANATA	DWARF JERUSALEM SAGE
	ROSEMARY OFFICINALIS 'BLUE SPIRES'	TUSCAN BLUE ROSEMARY
	SALVIA GREGGII	AUTUMN SAGE
	SALVIA CLEVELANDII 'WINIFRED GILMAN'	CLEVELAND SAGE
	PINUS MUGO	DWARF MUGO PINE
	ROSA CALIFORNICA	CALIFORNIA ROSE
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS


African Fern Pine


Oregon Oak


Valley Oak


California Gray Rush


Coyote Bush


California Rose

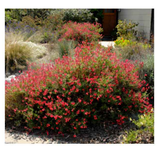

California Coffeeberry

natural landscape along primary bioretention and sideyards


Deer Grass


Hummingbird Mint


Giant Rye Grass


Autumn Sage


Blue Oat Grass

transitional landscape along frontage and parking perimeters


Oliver Twist Kohuhu


Dwarf Jerusalem Sage


Blue Rose Rosemary


Cleveland Sage


Mugo Pine

color and massed landscape at courtyard and building entry


Armstrong Maple


Autumn Blaze Maple

parking shade tree

REVISED 10-5-20

tangram
LANDSCAPE ARCHITECTURE

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SANTA ROSA, CA 95401

P 707.527.7920
E robcox@tangramla.com

LICENSED LANDSCAPE ARCHITECT
ROBERT L. COX
No. 5282
Signature
Renewal Date: 03/31/21
Date: --
STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

REVISIONS

DATE	TITLE	NO.
		△
		△

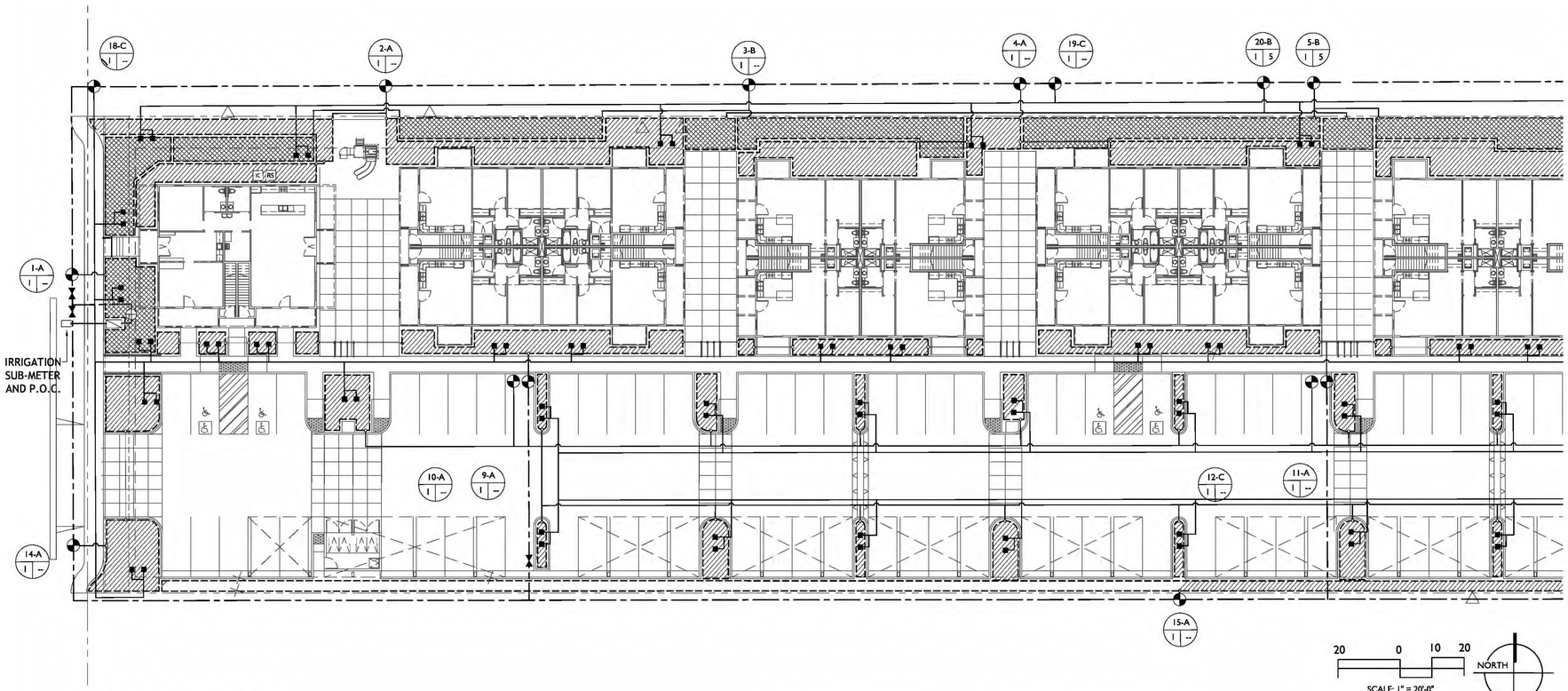
PROJECT NO.	1909
DRAWN BY	RLC
SCALE	AS INDICATED
DATE	2-21-2020
PHASE	PRELIMINARY LANDSCAPE PLANS

SHEET TITLE

LANDSCAPE CONCEPT

SHEET NO.

L1.0



GENERAL IRRIGATION NOTES:

THE FOLLOWING ARE TYPICAL NOTES AS THEY WOULD APPEAR ON THE ACTUAL BUILDING PERMIT IMPROVEMENT PLANS. THESE ARE PROVIDED FOR DESIGN REVIEW PURPOSES ONLY.

1. IRRIGATION LAYOUT IS DIAGRAMMATIC. ACTUAL LAYOUT TO CONFORM TO EXISTING FIELD CONDITIONS.
2. INSTALL ALL IRRIGATION LINES AND ANY EQUIPMENT INSIDE PLANTING AREAS WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE SUCH AREAS FOR CLARITY ONLY.)
3. MAINTAIN AS-BUILT DRAWINGS AT ALL TIMES. ACCURATE SITE REVIEWS AND ASSESSMENT OF THE INSTALLED SYSTEM CANNOT BE MADE WITHOUT THIS INFORMATION.
4. REVIEW AND VERIFY AREAS RECEIVING IRRIGATION SYSTEM REGARDING ACCURACY OF SIZE AND CONFIGURATION. CONTRACTOR SHALL NOTIFY OWNER OR THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT WOULD PROVE DETRIMENTAL TO THE COVERAGE AND EFFICIENCY OF THE SYSTEM.
5. PIPING AND CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATIONS AND IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
6. PIPING AND WIRING MUST BE INSTALLED IN SLEEVES UNDER PAVEMENT. USE SEPARATE SLEEVES FOR PIPE AND WIRING.
7. THE IRRIGATION SYSTEM MUST BE FLUSHED PRIOR TO OPERATION.
8. INSTALL DRIP AND LOW-FLOW COMPONENTS ONLY ON VALVES THAT HAVE PRESSURE REDUCING EQUIPMENT AS PART OF THE VALVE ASSEMBLY.
9. COVER ALL DRIP LINES WITH SOIL AS INDICATED ON DRAWINGS.
10. THE DESIGNED IS BASED ON THE OPERATING PRESSURES AS NOTED ON THE DRAWINGS. CONTRACTOR MUST NOTIFY OWNER IF THE ACTUAL PRESSURE IS DIFFERENT FROM WHAT IS INDICATED.
11. TEST LINES FOR LEAKS PRIOR TO BURIAL AND FINAL CONNECTIONS.
12. INSTALL VALVE BOXES PRIOR TO PLACING ANY VALVE INTO SERVICE.
13. INSTALL EQUIPMENT PLUMB AND LEVEL AND ADJACENT TO AREAS PROVIDING REASONABLE ACCESS SUCH AS SIDEWALKS, DRIVES, OR CLEAR MULCHED AREAS.

MWELO NOTES:

1. THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) HAS BEEN DEVELOPED PER THE COUNTY OF SONOMA WATER EFFICIENT LANDSCAPE ORDINANCE AND IS DOCUMENTED ON THESE PLANS.
2. THE QUANTITY OF WATER USED ON THIS PROJECT IS BASED ON AN ADJUSTED EVAPOTRANSPIRATION RATE (REFERENCED ETo.) OF .55 PER THE WELO ORDINANCE. THIS CALCULATION IS INCLUDED IN THESE PLANS.
3. THE PROPOSED AUTOMATIC IRRIGATION CONTROLLER INSTALLED AS PART OF THIS PROJECT IS USES BOTH REAL TIME AND ET BASED ENVIRONMENTAL DATA TO AUTOMATICALLY ADJUST WATER APPLICATION PER WELO STANDARDS.
4. ALL COMPONENTS OF THE PLANTING AND IRRIGATION DESIGN HAVE BEEN DEVELOPED TO CONFORM TO THE COUNTY OF SONOMA WATER EFFICIENT LANDSCAPE ORDINANCE.
5. SPRAY HEADS SHALL BE INSTALLED AND ADJUSTED SO THAT SPRAY DOES NOT CONTACT BUILDING OR ADJACENT PAVED SURFACES AND ARE SET 2' IN FROM THE EDGE OF PAVING OR OTHER NON-PERMEABLE SURFACES.

IRRIGATION LEGEND:

EQUIPMENT SYMBOL	MATERIAL DESCRIPTION	MANUFACTUER & DESCRIPTION	NOZZLE	GPM (GPH)	RADIUS	OPERATING PRESSURE	NOTES
IRRIGATION ZONES							
■	INDIVIDUAL TREE BUBBLERS	RAINBIRD	1402	.5	N/A	35 P.S.I.	SEE DETAIL 11
	IRRIGATION SPRAY HEADS	RAINBIRD	VARIES	VARIES	15'	35 P.S.I.	SEE DETAIL 8
	DRIPLINE W/INTEGRATED EMITTERS	RAINBIRD	N/A	[.6]	15'	20 P.S.I.	SEE DETAIL 5 & 10
EQUIPMENT							
	RP BACKFLOW DEVICE	PER COUNT STANDARDS					SEE CIVIL PLANS
	REMOTE CONTROL VALVE	RAINBIRD PEB SERIES					SEE DETAIL 3
	BALL VALVE [LINE SIZE]	APOLLO 94ALF					SEE DETAIL 2
IC	IRRIGATION CONTROLLER	RAINMASTER 24 STATION CONTROLLER					SEE DETAIL 4
RS	RAIN SENSOR	IRRITROL RS1000					
	QUICK COUPLER	RAINBIRD 44LRC					
	MASTER VALVE ASSEMBLY	SUPERIOR N/O 3300300					SEE DETAIL 9
IRRIGATION PIPE AND DRIP TUBING							
— - —	2" PVC SCH 40 SUPPLY (PRESSURE)						SEE DETAIL 1
———	PVC SCH 40 LATERAL						SEE DETAIL 1

HYDROZONES:

HYDROZONE TABLE
Low Water Use - General Landscape

Valve No.	Irr. Method	Square Ft.	
1-A	Drip	800	
2-A	Drip	1540	
3-B	Spray	1290	
4-A	Drip	1180	
5-B	Spray	1290	
6-A	Drip	1180	
7-B	Spray	1170	
8-A	Drip	1300	
10-A	Drip	1740	
14-A	Drip	640	
15-A	Drip	2100	
16-A	Drip	1400	
18-A	Drip	536	
		16,166	81%
Low Water Use - Trees 4' x 4' wetted zone per tree			
19-C	Bubbler	192	1%
Moderate Water Use - General Landscape			
9-A	Drip	980	
11-A	Drip	770	
13-A	Drip	770	
		2520	13%
Moderate Water Use - Trees 4' x 4' wetted zone per tree			
12-C	Bubbler	368	3%
18-C	Bubbler	288	
		656	
High Water Use - Special Landscape Areas			
17-D	Drip	90	2%
20-B	Spray	360	
		450	
	Total Area	19,984	100%

WELO CALCULATION:

1. MAWA (MAXIMUM WATER USE ALLOWANCE)

MAWA = (ETo)(0.62)[(0.55 X LANDSCAPE AREA) + (0.45 X SLA)]

A. NET ETo CALCULATION

26.95(Annual Rainfall) X .25(Effective Rainfall) = 6.74 (Effective Rainfall)
(Reference Et)44.14 - 6.74 = 37.4
NET Referenced ETo = 37.4

B. ADJUSTED LANDSCAPE AREA CALCULATION

(LANDSCAPE AREA) 19,984 X 0.55 = 10,991
(SPECIAL LANDSCAPE AREA (SLA) 450 X .45 = 203
MAWA = 37.4 X 0.62 X 11,194 = 259566 GALLONS

2. ESTIMATED TOTAL WATER USE

0 SF (VERY LOW WATER USE) X 0.1 = 0
16358 SF (LOW WATER USE) X 0.3 = 4,907
3176 SF (MODERATE WATER USE X 0.6) = 1,905
450 SF (HIGH WATER USE X 1.0) = 450

SUM OF ADJUSTED LANDSCAPE AREA = 7,262

ETWU = 37.4 X 0.62 X 7,262 = 210489 GALLONS
.80 (EFFICIENCY)

ESTIMATED TOTAL WATER USE IS BELOW THE MAXIMUM ALLOWABLE WATER USE. ETWU INCLUDES AN ALLOWANCE FOR HAND WATERING OF VEGETABLES FOR THE COMMUNITY GARDEN.

REVISED 10-5-20

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Signature
Renewal Date: 03/31/21
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PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

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PROJECT NO.	1909
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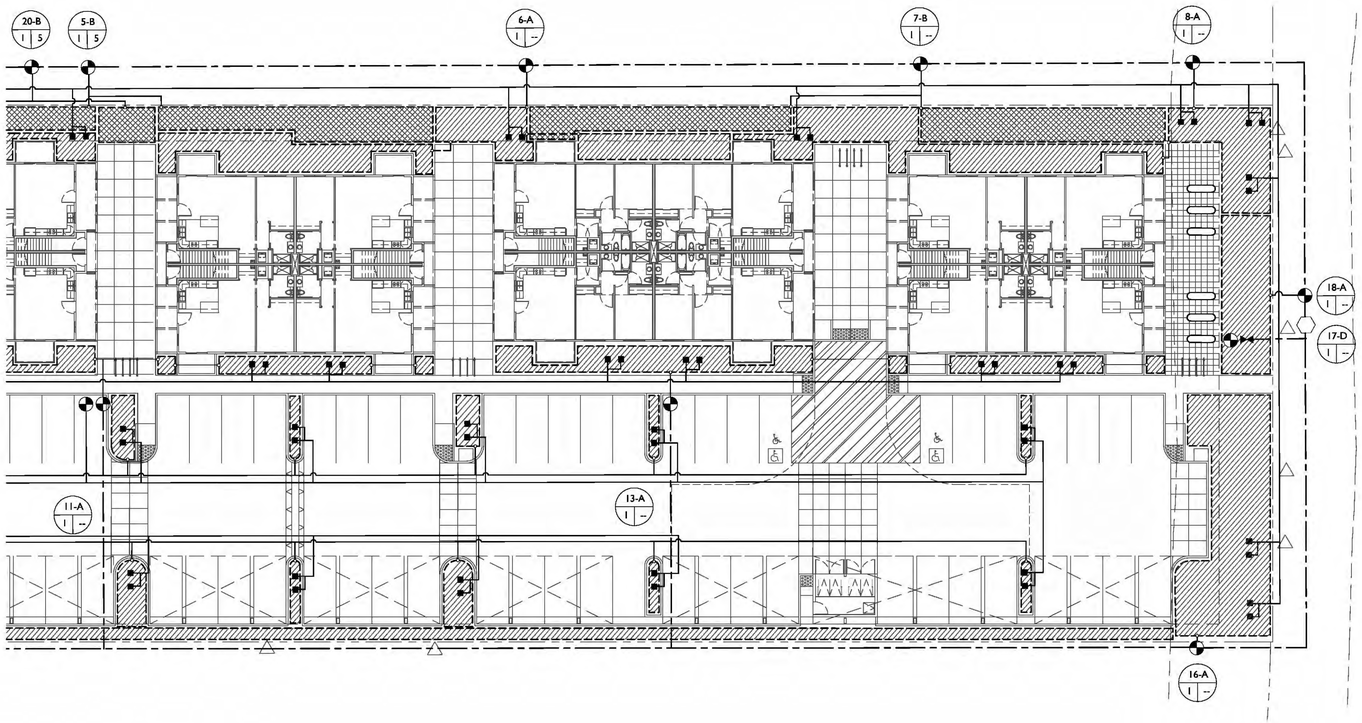
DATE	2-21-2020
PHASE	PRELIMINARY LANDSCAPE PLANS

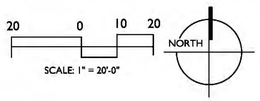
SHEET TITLE

IRRIGATION PLAN

SHEET NO.

L2.0





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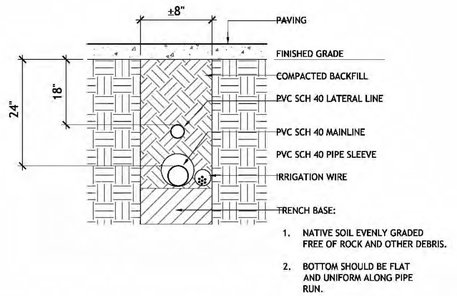
IRRIGATION PLAN

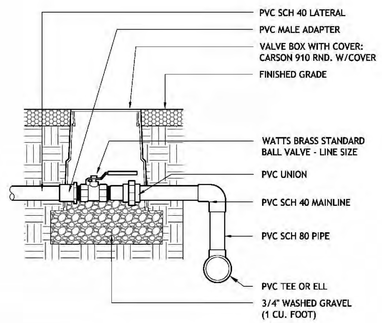
SHEET NO.

L2.1



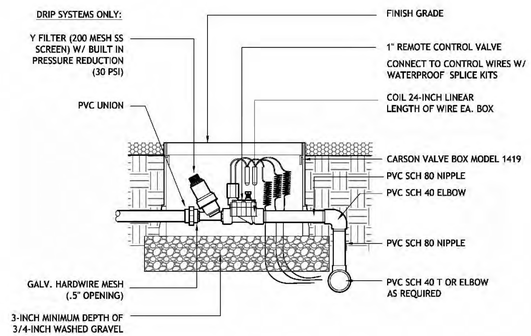
1 IRRIGATION TRENCHING

SCALE: NTS



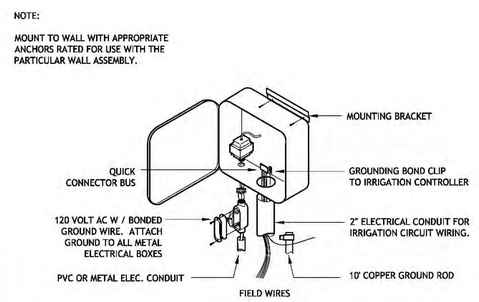
2 BALL SHUT-OFF VALVE

SCALE: NTS



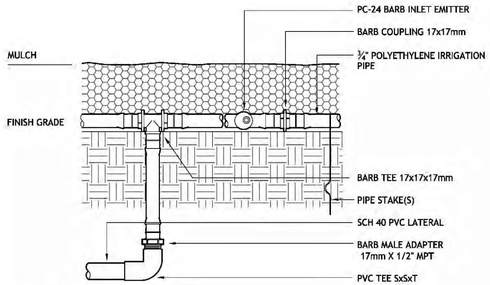
3 REMOTE CONTROL VALVE

SCALE: NTS



4 IRRIGATION CONTROLLER

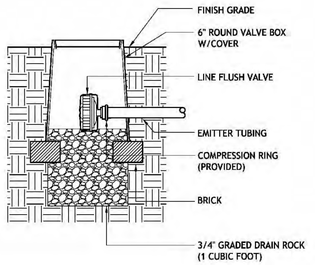
SCALE: NTS



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

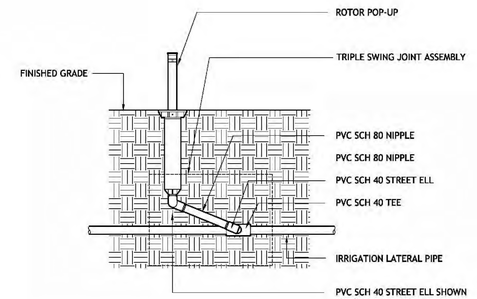
5 INDIVIDUAL DRIP EMITTERS

SCALE: NTS

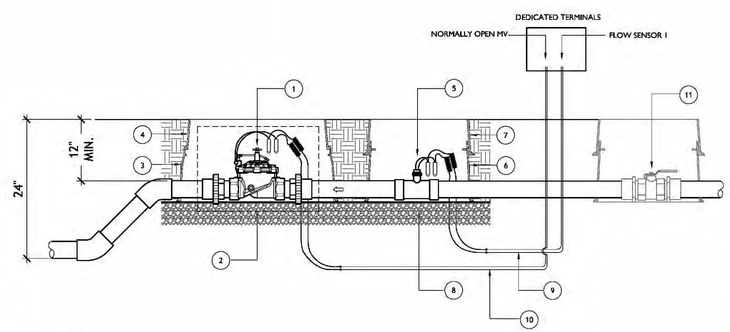


6 FLUSH VALVE

SCALE: NTS



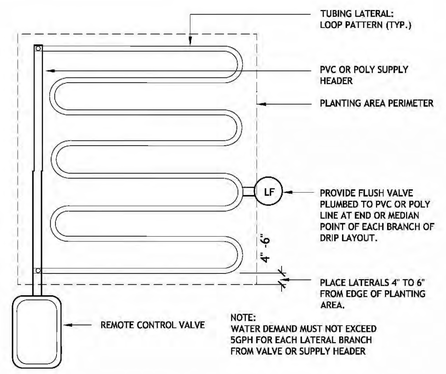
7 NOT USED



1. 3" BRONZE REMOTE CONTROL MASTER VALVE
   1- VALVE AT EACH IRRIGATION POINT OF CONNECTION
   POC. 1 - NORMALLY OPEN MASTER VALVE
2. INSTALL VALVE SIMILAR TO TYPICAL REMOTE CONTROL VALVE. SEE DETAIL 5 THIS SHEET
3. VALVE BOX CARSON MODEL 1324-15
4. EXTEND VALVE BOX WITH STACKED VALVE BOX CARSON MODEL 1220 - 12
5. FLOW SENSOR
   IRRITROL PLASTIC FLOW SENSOR MODEL FS-300 OR EQUIVALENT
6. VALVE BOX CARSON MODEL 1419 - 12
7. EXTEND VALVE BOX WITH STACKED EXTENSION CARSON MODEL 1419-6X
8. LINE BOTTOM OF MASTER VALVE AND FLOW SENSOR BOXES WITH DRAIN ROCK AND WIRE MESH SIMILAR TO OTHER VALVE ASSEMBLIES.
9. TWO WIRE DIRECT BURIAL COMMUNICATION CABLE
10. TYPICAL DIRECT BURIAL #14 AWG WIRING
11. TYPICAL SHUT-OFF VALVE. SEE DETAIL 4 THIS SHEET

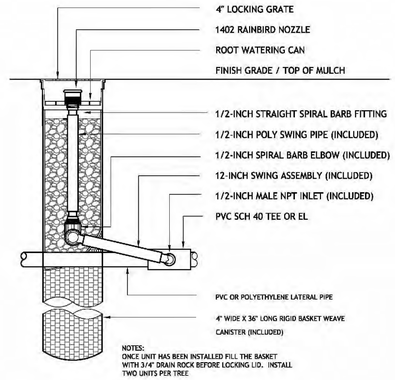
9 MASTER VALVE ASSEMBLY

SCALE: NTS



10 TYPICL DRIPLINE LAYOUT

SCALE: NTS



11 TREE BUBBLER

SCALE: NTS

REVISED 10-5-20

tangram
LANDSCAPE ARCHITECTURE
944 RIPLEY STREET
SANTA ROSA, CA 95401
P 707.527.7920
E robcox@tangramla.com

LICENSED LANDSCAPE ARCHITECT
ROBERT L COX
No. 5284
Signature
Renewal Date: 03/31/21
Date: --
STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

REVISIONS		
DATE	TITLE	NO.
		△
		△

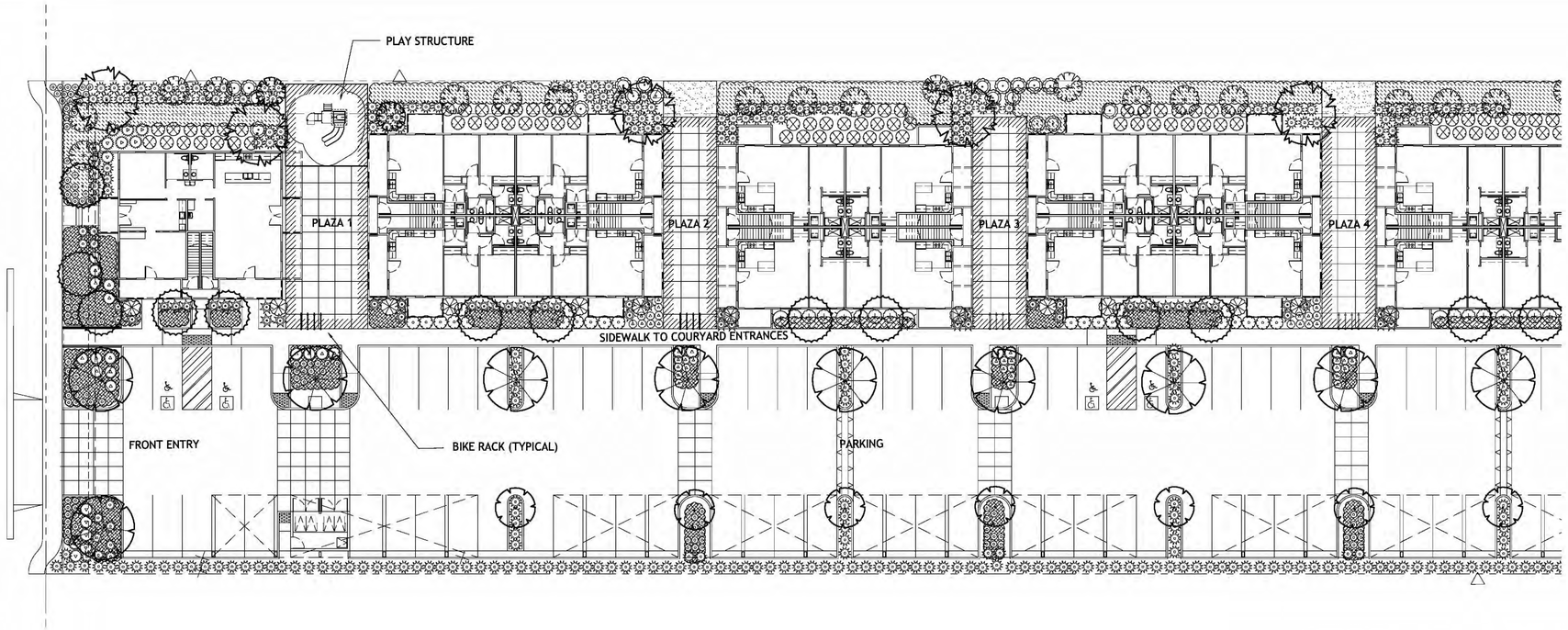
PROJECT NO.	1909
DRAWN BY	RLC
SCALE	AS INDICATED
DATE	2-21-2020
PHASE	PRELIMINARY LANDSCAPE PLANS

SHEET TITLE

TYPICAL IRRIGATION DETAILS

SHEET NO.

L2.2



20 0 10 20

SCALE: 1" = 20'-0"

NORTH

GENERAL PLANTING NOTES:

1. PLANT MATERIAL REFERS TO ALL TREES, SHRUBS, VINES, AND TURF USED ON THIS PROJECT.
2. ALL PLANTS SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY, AND EXHIBIT A NORMAL HABIT OF GROWTH.
3. ALL PLANT MATERIAL SHALL BE CLEARLY LABELED WITH A NURSERY TAB DESCRIBING THE SPECIES AND SOURCE. TAGS SHOULD BE REMOVED AFTER PLANTING.
4. PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE UNLESS NOTED
5. THE ACTUAL COUNT OF PLANT SYMBOLS OR TOTAL AREA OF PLANTS REPRESENTED BY SYMBOLS SHALL TAKE PRECEDENCE OVER QUANTITIES DESCRIBED IN THE PLANT LEGEND
6. STAKE TREES PER DETAILS AND REMOVE ALL NURSERY STAKES AND TIES (ESPECIALLY WIRES OR TIES AROUND TRUNK) FROM TREES AT TIME OF PLANTING.
7. ALL PLANTS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION CONTROL SYSTEM. PLANT MATERIAL SHOULD ONLY BE INSTALLED AFTER IRRIGATION SYSTEM IS FUNCTIONAL
8. PLANTS SHALL BE GROUPED IN APPROXIMATELY THE SAME HYDROZONES FOR EFFICIENT APPLICATION OF WATER.
9. PLANTS INSTALLED AS A PART OF THIS PROJECT ARE SUBJECT TO BEING MAINTAINED IN A HEALTHY CONDITION FROM THE TIME OF INSTALLATION UNTIL THE END OF THE CONTRACTED MAINTENANCE PERIOD.
10. MULCH LAYERS SHALL BE MAINTAINED AT APPROVED LEVELS (3") AFTER INSTALLATION AND DURING THE MAINTENANCE PERIOD.
11. IN GENERAL PRUNING OF NEW PLANT MATERIAL IS NOT REQUIRED BUT MAY BE PERFORMED TO CORRECT FOR MINOR DAMAGE AND ASYMMETRICAL BRANCHING. CENTRAL AND PRIMARY LEADERS OF TREES SHALL NOT BE PRUNED.
12. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIED AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
13. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS OR DIRECT SEEDLING APPLICATIONS.

OPEN SPACE:

SYMBOL

OPEN SPACE REQUIREMENT IS 10,000 SF. THIS IS BASED ON 50 UNITS X 200 SF PER UNIT.

QUALIFYING SPACES:

OUTDOOR COURTYARDS	7378 SF
PLAY AREA	622 SF
LAWN	360 SF
PRIVATE BALCONIES	1650 SF
TOTAL:	10,010 SF

PLANT LEGEND:

SYMBOL	PLANT NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
	TREES				
	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	24" BOX	MOD	13
	ACER X FREMANII 'ARMSTRONG'	ARMSTRONG MAPLE	15 GAL	LOW	10
	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	15 GAL	LOW	16
	QUERCUS GARRYANA	OREGON WHITE OAK	15 GAL	LOW	7
	QUERCUS LOBATA	VALLEY OAK	15 GAL	LOW	5
	GROUNDCOVERS				
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL @3' O.C.	LOW	500
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL @2' O.C.	LOW	600
	DWARF TALL FESCUE	LAWN			

SYMBOL	PLANT NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
	SHRUBS				
	AGASTACHE 'CORONADO RED'	HUMMINGBIRD MINT	5 GAL	LOW	159
	BACCHARIS PILULARIS	COYOTE BUSH	5 GAL	LOW	112
	ELYMUS CONDENSATUS 'CANYON PRINCE'	GIANT RYE GRASS	5 GAL	LOW	72
	FRANGULA CALIFORNICA SSP. TOMENTELLA	CALIFORNIA COFFEEBERRY	5 GAL	LOW	85
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	LOW	560
	PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST'	OLIVER TWIST KOHUHU	5 GAL	MOD	20
	PHLOMIS LANATA	DWARF JERUSALEM SAGE	5 GAL	LOW	36
	ROSEMARY OFFICINALIS 'BLUE SPIRES	TUSCAN BLUE ROSEMARY	5 GAL	LOW	39
	SALVIA GREGGII	AUTUMN SAGE	5 GAL	LOW	55
	SALVIA CLEVELANDII 'WINIFRED GILMAN'	CLEVELAND SAGE	5 GAL	LOW	9
	PINUS MUGO	DWARF MUGO PINE	5 GAL	LOW	18
	ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL	LOW	28

REVISED 10-5-20

tangram
LANDSCAPE ARCHITECTURE

944 RIPLEY STREET
SANTA ROSA, CA 95401

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E robcox@tangramla.com

LICENSED LANDSCAPE ARCHITECT
ROBERT L COX
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Signature
Renewal Date: 03/31/21
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PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

REVISIONS

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PROJECT NO.	1909
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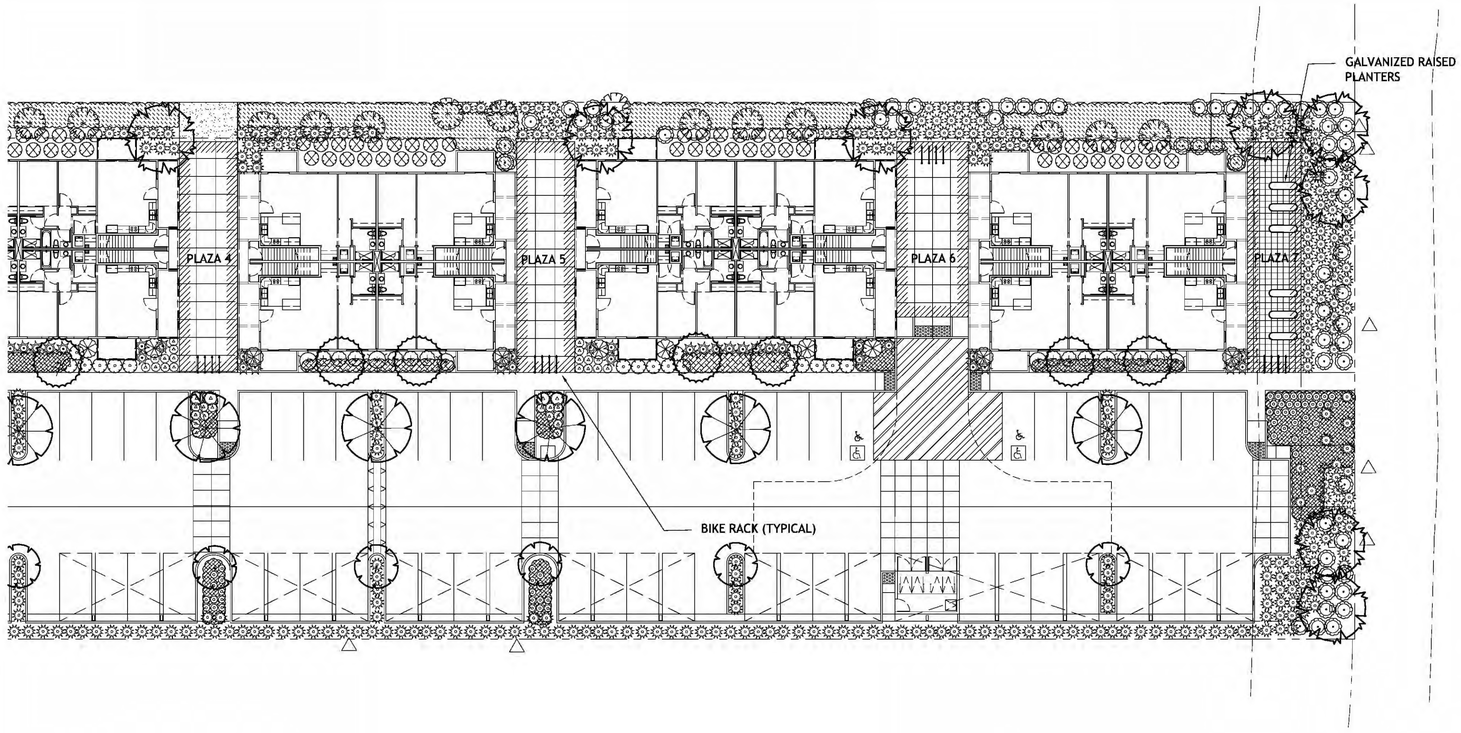
PHASE	PRELIMINARY LANDSCAPE PLANS

SHEET TITLE

PLANTING PLAN

SHEET NO.

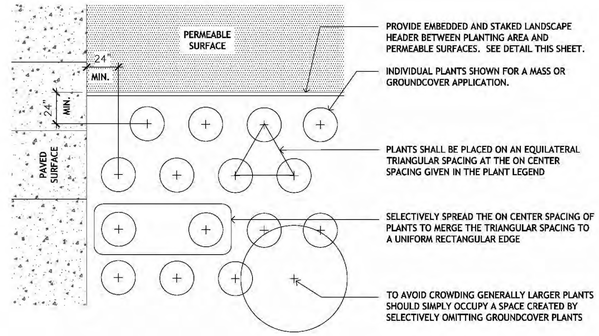
L3.0



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

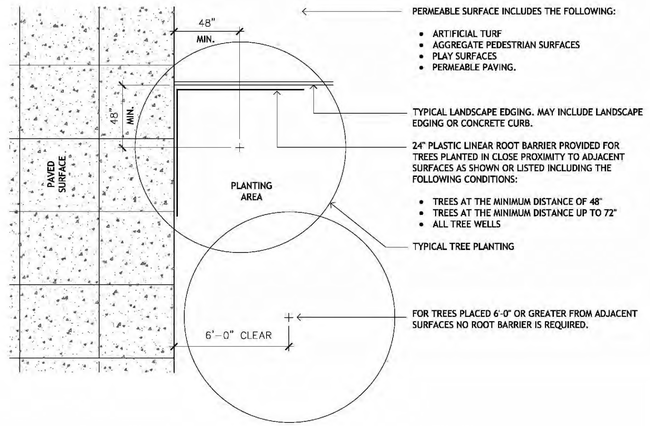
SHEET NOTES:

1. REFER TO THE PLANT LEGEND FOR THE GIVEN ON CENTER SPACING (O.C.) FOR EACH PLANT SPECIES.
2. FOR THOSE PLANT SPECIES THAT HAVE NO ON CENTER SPACING GIVEN USE THE GRAPHIC REPRESENTATION OF LOCATION AND SIZE FOR PLACEMENT.
3. PROVIDE A MINIMUM OF 24" OF SETBACK BETWEEN PLANT (CENTER) AND EDGE OF ADJACENT SURFACE. FOR LARGER OR SPREADING PLANT SPECIES (4' O.C. OR GREATER) INCREASE THIS DISTANCE TO HALF THE ON CENTER SPACING.
4. UNLESS INTENTIONALLY DESIGNED FOR EFFECT, PLANTS THAT OVERHANG OR MEET ADJACENT EDGES AS A NEW PLANTING WILL BE REJECTED.
5. TREE STAKES SHOULD BE EMBEDDED INTO FIRM AND STABLE PLANTING SOILS AROUND ROOT BALL
6. AT LEAST 12" OF THE STAKE SHOULD PENETRATE INTO NATIVE SOILS UNDER THE TYPICAL PLANTING PIT. THE SOILS SHOULD NATURALLY BE FIRM AND CONSOLIDATED AND CAPABLE OF ANCHORING THE STAKE.



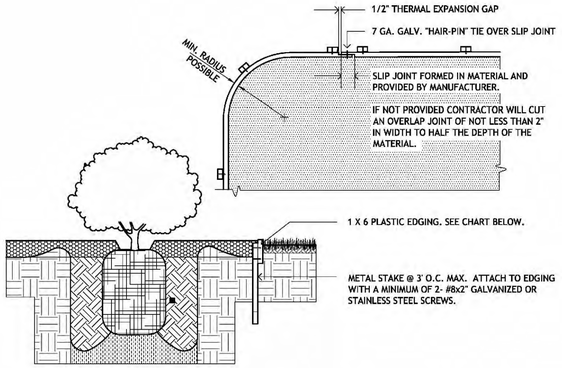
1 GROUNDCOVER AND SHRUB PLANT SPACING

TYPICAL SCALE: NTS



4 TREE SPACING FROM ADJACENT SURFACES

TYPICAL SCALE: NTS



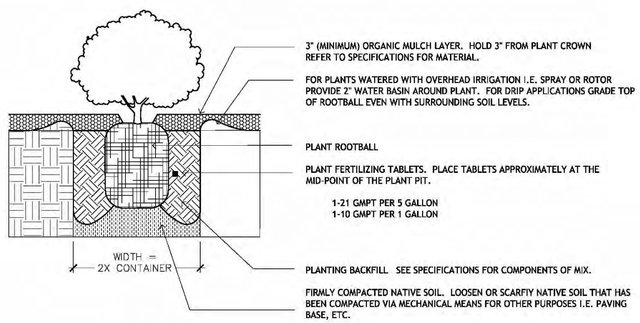
HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	THERMAL EXPANSION GAP AT SLIP JOINT	SLIP JOINT HAIRPIN DIMENSIONS
1X6	5 3/8" x 11/16" x 20'	24"	9" / 20'	1/2" - 3/4"	3/4" ID x 13"

NOTES:

1) DO NOT SCREW THROUGH SLIP JOINT. TIE WITH WIRE WRAP AS INDICATED.
2) USE COARSE WOOD WORKING TOOLS FOR CUTTING AND DRILLING.
3) USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARD TO STAKE
4) IF SLIP JOINT NOT PROVIDED BY MANUFACTUER CONTRACTOR WILL CUT AN OVERLAPPING JOIN OF ABOUT 2" WIDTH TO HALF THE DEPTH OF THE MATERIAL.

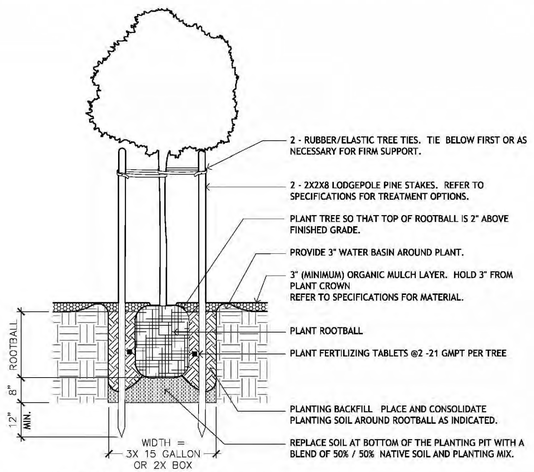
5 LANDSCAPE EDGING

TYPICAL SCALE: NTS



2 SHRUB PLANTING

TYPICAL SCALE: NTS



3 TREE PLANTING

TYPICAL SCALE: NTS

REVISED 10-5-20

tangram
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LICENSED LANDSCAPE ARCHITECT
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No. 5282
Signature
Renewal Date: 03/31/21
Date: --
STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

REVISIONS

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PROJECT NO.	1909
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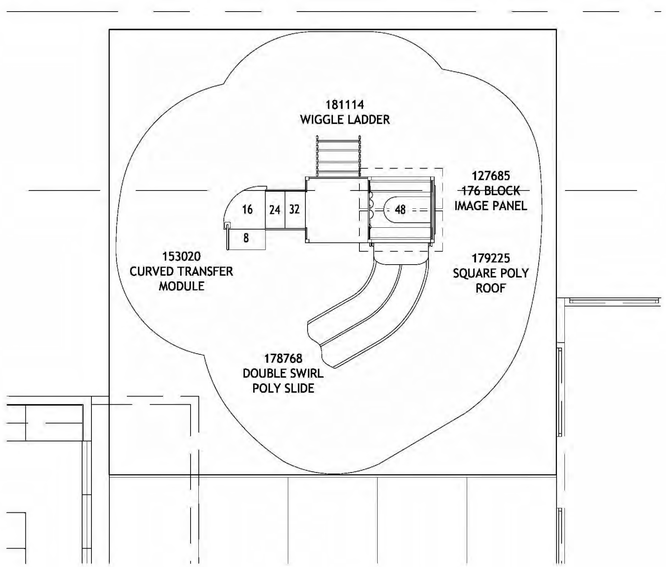
DATE	2-21-2020

PHASE
PRELIMINARY LANDSCAPE PLANS

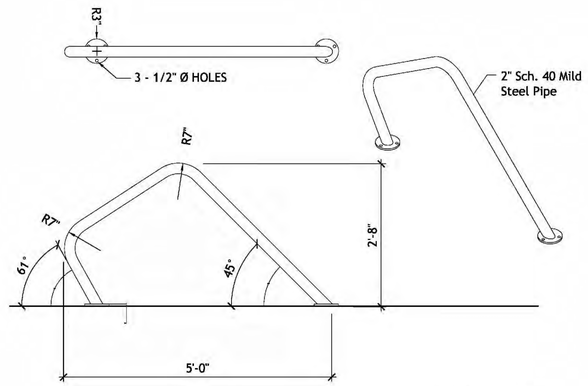
SHEET TITLE
PLANTING PLAN

SHEET NO.
L3.1



1 PLAY AREA

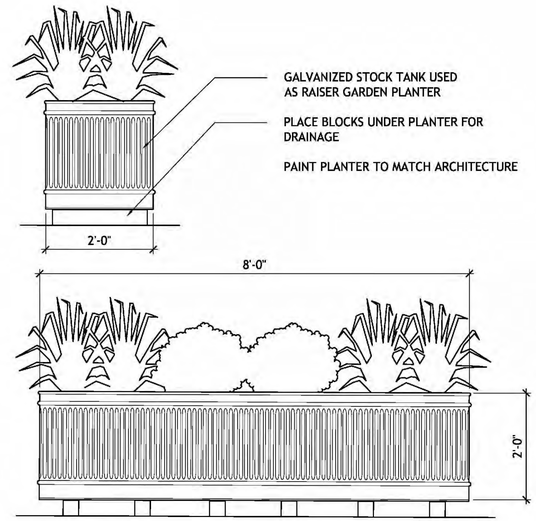
SCALE: 1/4" = 1'-0"



TILIKUM BIKE RACK
Huntco Site Furnishings
Portland, OR 97296-0385
www.huntco.com

2 BIKE RACK

SCALE: 3/4" = 1'-0"



3 RAISED GARDEN PLANTER

SCALE: 3/4" = 1'-0"

REVISED 10-5-20

tangram
LANDSCAPE ARCHITECTURE

944 RIPLEY STREET
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ROBERT L. COX
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Signature
Renewal Date: 03/31/21
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PRELIMINARY LANDSCAPE PLANS
LOS PINOS RESIDENTIAL DEVELOPMENT
3496 Santa Rosa Avenue, Santa Rosa, CA

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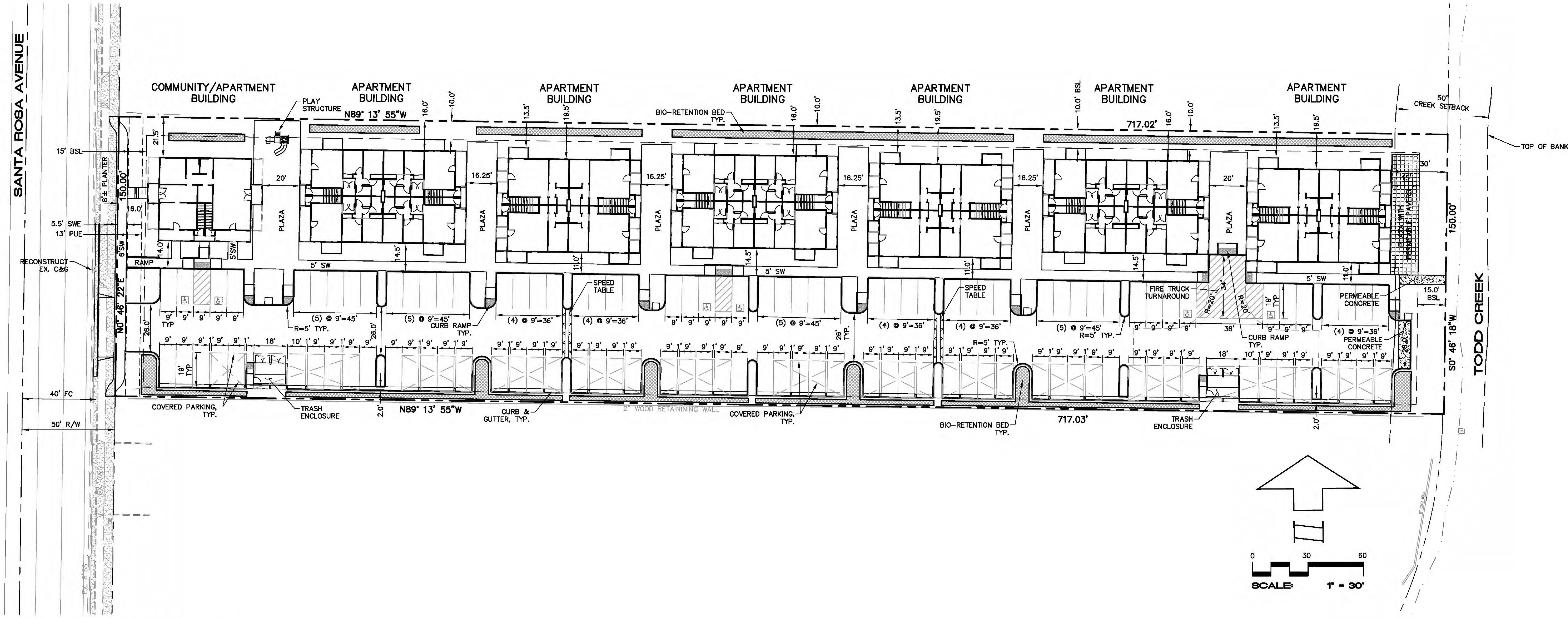
SHEET TITLE

PLAY AND
SITE
FURNISHINGS

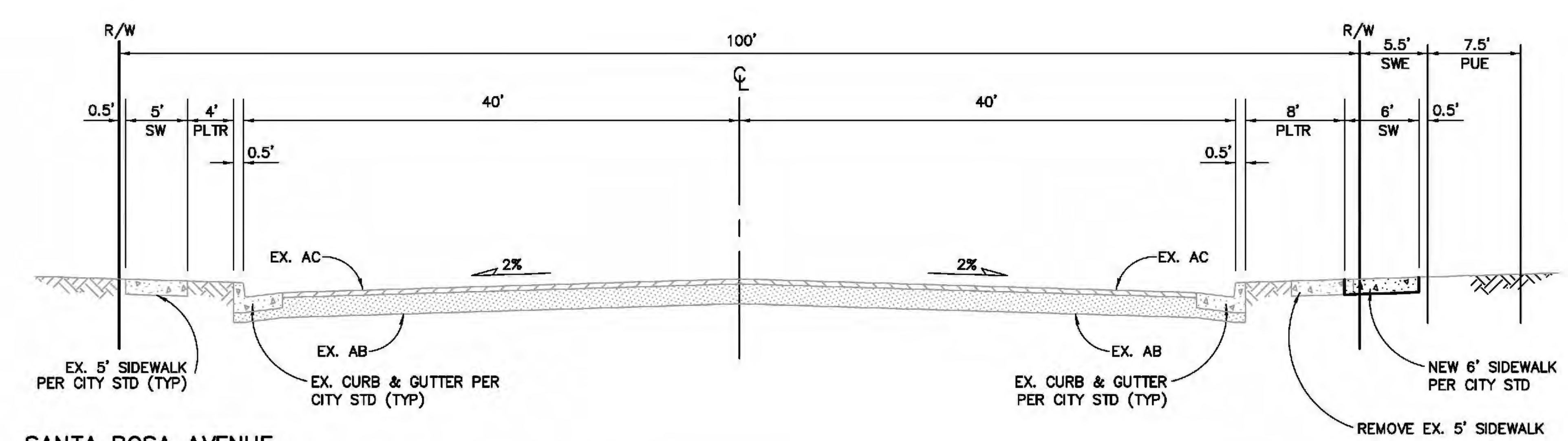
SHEET NO.

L3.2



ABBREVIATIONS

BO	BLOW-OFF VALVE
BSL	BUILDING SETBACK LINE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CONC	CONCRETE
CV	CHECK VALVE
DCD	DOUBLE CHECK DETECTOR
DI	DROP INLET
DOC	DOCUMENT
EG	EXISTING GRADE
ESMT	EASEMENT
EX	EXISTING
F	FIRE LINE
FC	FACE OF CURB
FD	FIELD DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
IRR	IRRIGATION
JB	JUNCTION BOX
LAT	LATERAL
LIP	LIP OF GUTTER PAN
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PG	PAGE(S)
PGE	PACIFIC GAS AND ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHLDR	SHOULDER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SS-LAT	SANITARY SEWER LATERAL
ST-LT	STREET LIGHT
SW	SIDEWALK
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TEL	TELEPHONE
TYP	TYPICAL
UTIL	UTILITY
W	WATER LINE
WM	WATER METER
WV	WATER VALVE



SANTA ROSA AVENUE

EXISTING 100' BOULEVARD

NO SCALE

BENCHMARK

CITY OF SANTA ROSA BENCHMARK C302, BEING A COUNTY DISK IN WELL MONUMENT NEAR THE CENTERLINE INTERSECTION OF SANTA ROSA AVENUE AND EAST ROBLES AVENUE. ELEVATION = 107.354.

OWNER

ELISEO ALEXANDER DIAZ SANTANA &
JUAN ARRON DIAZ SANTANA
LOS PINOS APARTMENTS, LLC
5885 MOUNTAIN HAWK DRIVE
SANTA ROSA, CA 95409
(707) 954-6551

ARCHITECT

HEDGPETH ARCHITECTS
PAUL GILGER, SR. PROJECT DESIGNER
2321 BETHARDS DRIVE
SANTA ROSA, CA 95404
(707) 523-7010

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

LEGEND

EXISTING — NEW

- STREET LIGHT — ST-LT
- SANITARY SEWER — SSMH SS — SSMH 8"SS SSCO
- SANITARY SEWER LAT. — SSCO — SSCO SS-LAT
- WATER — WM 12"W FH WV — GV FH DCD 8"F 4"W WM WM RPBP PIV 4"F CHECK VALVE IN BOX FDC BO
- STORM DRAIN SYSTEM — SDDI SDMH SD SDCB — FD SDMH SD CB JB
- CURB, GUTTER & SW — SW PLANTER FC LIP
- FLOWLINE / SWALE
- BIO-RETENTION BED — ▨
- TREE (TO BE SAVED) (TO BE REMOVED) 6" TREE
- UTILITY BOXES — TEL
- FENCE
- CONTOURS (1' INTERVALS) — 135 134

PROFESSIONAL ENGINEER ANDREW BORDESSA No. 34368 CIVIL REGISTERED STATE OF CALIFORNIA

[illegible] 9/29/20

ANDREW BORDESSA RCE 34368 DATE

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

DIMENSIONED SITE PLAN

LOS PINOS APARTMENTS

3496 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA

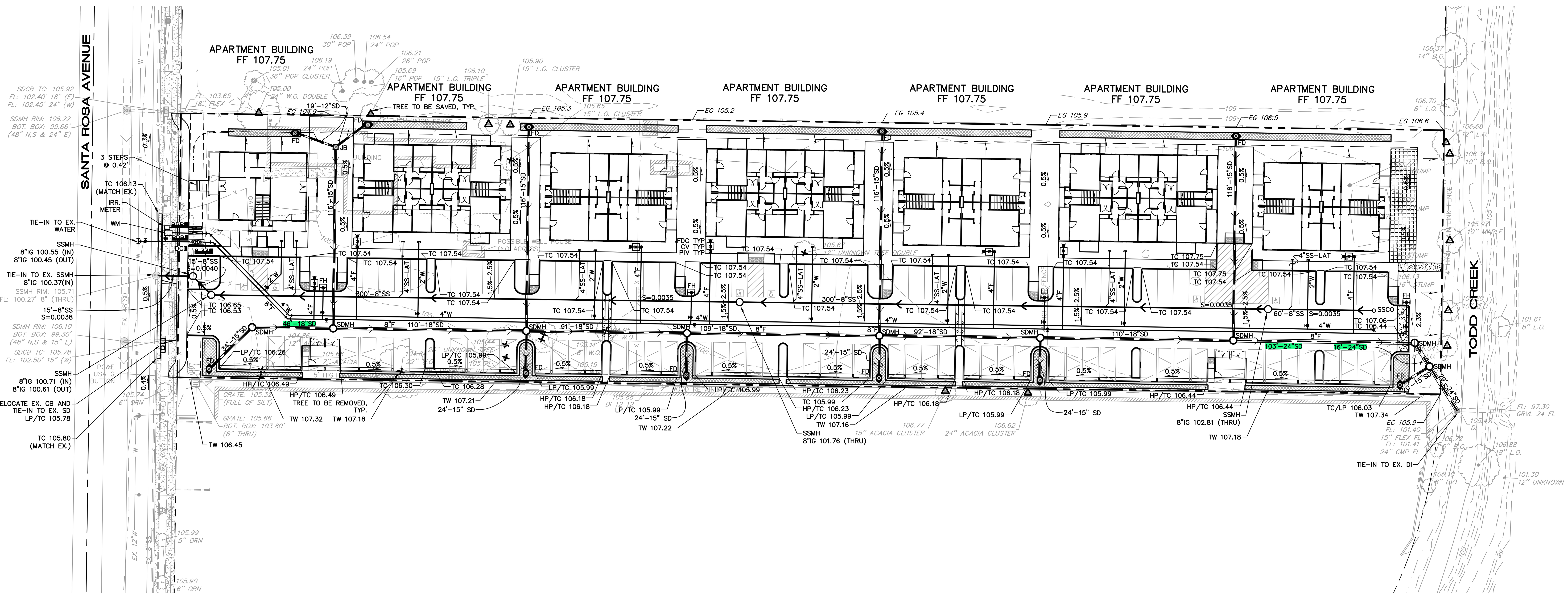
SEPTEMBER 2020

APN: 134-132-015

JOB NO. 18-138

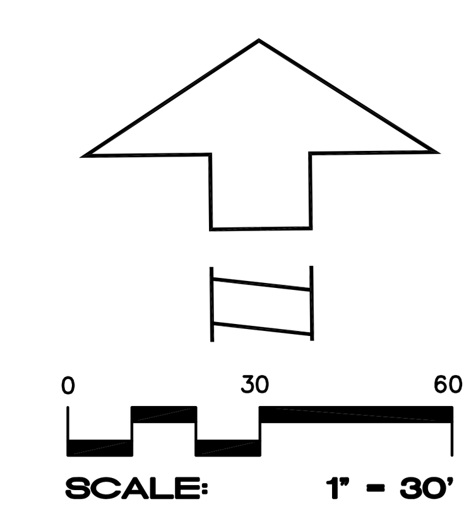
SHEET NO. C1 OF 2 SHEETS

S:\SDSK\PROJ\18-138\DWG\ENTITLEMENT PLANS\LPA-DIM SITE PLAN.dwg, 9/29/2020 11:39:44 AM



NOTES:

1. ALL ONSITE UTILITIES AND UTILITY STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. ALL EXISTING STRUCTURES TO BE REMOVED.



REGISTERED PROFESSIONAL ENGINEER ANDREW BORDESSA No. 34368 CIVIL STATE OF CALIFORNIA

ANDREW BORDESSA
RCE 34368

DATE 9/29/20

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

LOS PINOS APARTMENTS

3496 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA

SEPTEMBER 2020

APN: 134-132-015

JOB NO. 18–138

SHEET NO. C2

OF 2 SHEETS

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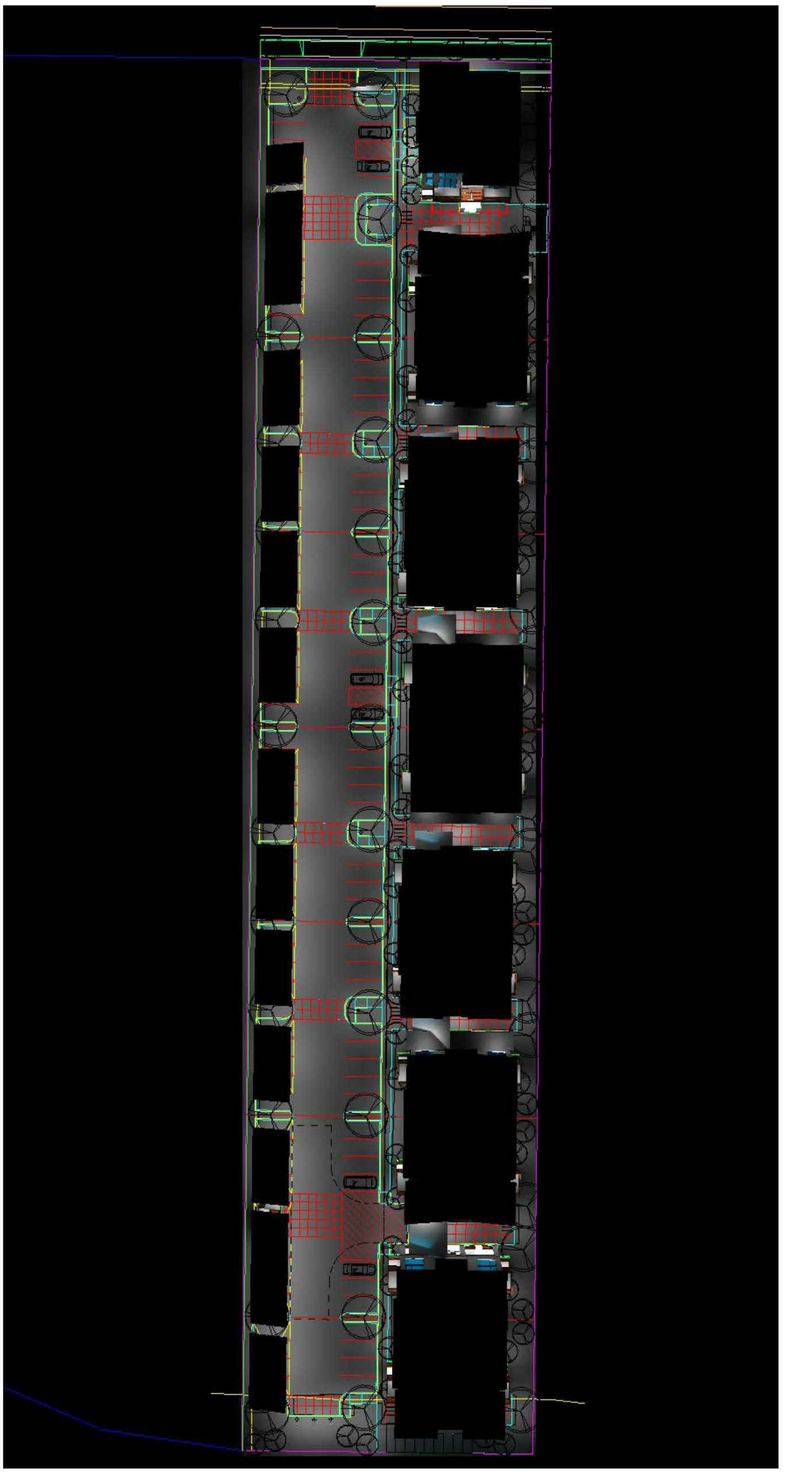


Scale: 1 inch= 25 Ft.

EL.1

RAB LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • RABWEB.COM

Prepared For:

Electrorep
2015 Bridgeway # 201
Sausalito, CA 94965

Job Name:
Los Pinos Apartments

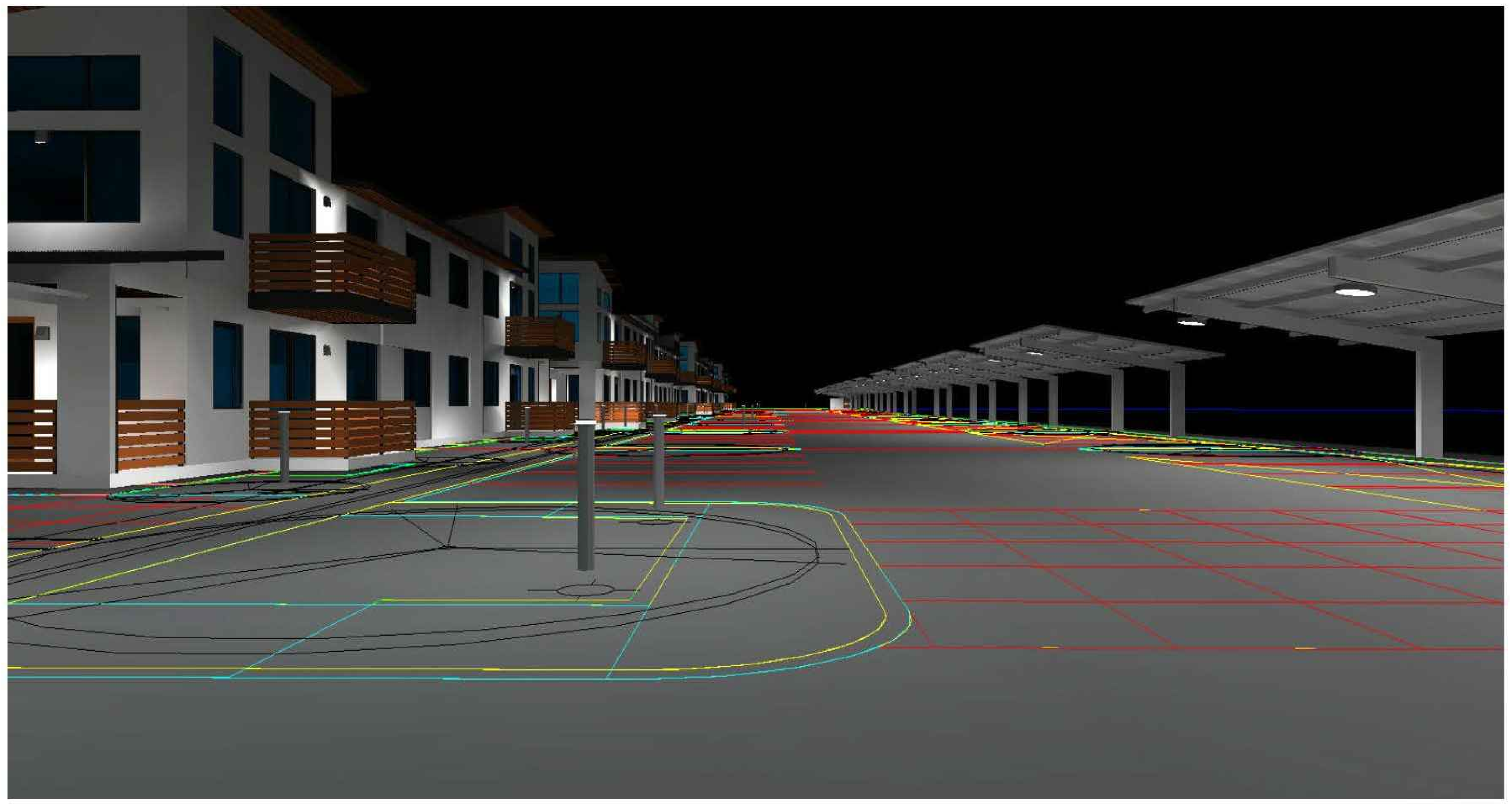
Lighting Layout
Version E

Scale: as noted	PROJECT #133607
Date:3/10/2020	CASE #333013
Filename: Los Pinos Apartments 333013E.AGI	
Drawn By: Shaun Fillion, LC	

Filename: C:\Users\shaun.fillion\Desktop\Los Pinos Apartments 333013E.AGI

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating
	138	A	SLIM18Y	SINGLE	2543	2543	1.000	Sconce 18W 3000K	21.3	21.3	2939.4	SLIM18Y-RAB04258.IES	B1-U0-G0
	46	B	BLEDR24Y	SINGLE	2174	2174	1.000	Bollard Round 24W 3000K	22.8	22.8	1048.8	BLEDR24Y - Warm - RAB03645.IES	B2-U3-G2
	2	C	LFLED8YB	SINGLE	514	514	1.000	Floodlight 8W 3000K	7.15	7.15	14.3	LFLED8Y - Warm - ITL81961.IES	N.A.
	28	D	IVGT5-70L730ZU-WS	SINGLE	7216	7216	1.000	Canopy 70W 3000K Sensor	69.5046	69.5046	1946.129	dlf1811104-9a.ies	B3-U1-G2

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
1FL Balcony (Typical	Illuminance	Fc	14.25	25.3	3.2	4.45	7.91	Readings at 3 FT AFG	5	5	Horizontal
2FL Balcony (Typical	Illuminance	Fc	19.10	38.1	0.1	191.00	381.00	Readings at 3 FT AFF	5	5	Horizontal
Dumpster Enclosure 2	Illuminance	Fc	7.93	8.8	7.2	1.10	1.22	Readings at 3 FT AFG	5	5	Horizontal
Sign_Side_Front5	Illuminance	Fc	4.85	41.6	0.0	N.A.	N.A.	Vertical Readings	2	2	Normal
Site_Planar	Illuminance	Fc	4.10	15.4	0.0	N.A.	N.A.	Readings at 0 FT AFG	8	8	Normal
Parking Area	Illuminance	Fc	4.87	11.7	1.4	3.48	8.36	Readings at 0 FT AFG			
Walking Paths	Illuminance	Fc	5.08	15.4	0.0	N.A.	N.A.	Readings at 0 FT AFG			



NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

EL.2

PROJECT #133607
CASE #333013
Filename: Los Pinos Apartments 333013E.AGI
Drawn By: Shaun Fillion, LC
Scale: as noted
Date:3/10/2020

Job Name:
Los Pinos Apartments

Lighting Layout
Version E

Prepared For:
Electrorep
2015 Bridgeway # 201
Sausalito, CA 94965

Filename: C:\Users\shaun.fillion\Desktop\Los Pinos Apartments 333013E.AGI

RAB LIGHTING
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SLIM18Y/PC

RAB | Outdoor

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	18.00W
120V	0.18A	Color Temp	3000K (Warm)
208V	N/A	Color Accuracy	71 CRI
240V	N/A	L70 Lifespan	100,000
277V	N/A	Lumens	2,552
Input Watts	21.30W	Efficacy	119.8 LPW
Efficiency	85%		

Technical Specifications

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

THD:

11% at 120V, 21% at 277V

Power Factor:

99.2% at 120V, 91.5% at 277V

Photocell:

120V Button Photocell Included. Photocell is only compatible with 120V.

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.DLC Product Code: PAYHGJ3C

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

BLEDR24Y

RAB | Outdoor

LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze Weight: 22.4 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	24.00W
120V	0.26A	Color Temp	3000K (Warm)
208V	0.18A	Color Accuracy	84 CRI
240V	0.15A	L70 Lifespan	100,000
277V	0.14A	Lumens	2,174
Input Watts	22.80W	Efficacy	95.4 LPW
Efficiency	N/A		

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PZRWB9UE

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

Optical

BUG Rating:

B2 U3 G2

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum post

Lens:

Frosted vandal resistant polycarbonate

Reflector:

Vacuum-metalized polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Anchor Bolt:

Anchor Bolt Dimension is available here.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LFLED8YA

RAB | Outdoor

Same small package. Bigger output. Replaces 50W MR16 Floodlight.

Color: Bronze Weight: 1.7 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	8.00W
120V	0.14A	Color Temp	3000K (Warm)
208V	0.09A	Color Accuracy	83 CRI
240V	0.08A	L70 Lifespan	100,000
277V	N/A	Lumens	511
Input Watts	7.20W	Efficacy	71 LPW
Efficiency	N/A		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

LED:

High-output, long-life LED

Color Consistency:

4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Optical

Spot Lens:

Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch. Spot reflector kit available here.

Narrow Spot Lens:

Optional narrow spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch. Narrow spot reflector kit available here.

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Ambient Temperature:

Suitable for 40°C (104°F)

Thermal Management:

Optimized using computational fluid dynamics software to ensure long LED and driver lifespan

Housing:

Precision die-cast aluminum, lens frame and mounting arm

Lens:

Microprismatic diffuser produces a smooth distribution and low glare

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico

Equivalency:

Equivalent to 2 x 50W MR16

SLIM18Y/PC

RAB | Outdoor

Technical Specifications (continued)

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 100W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

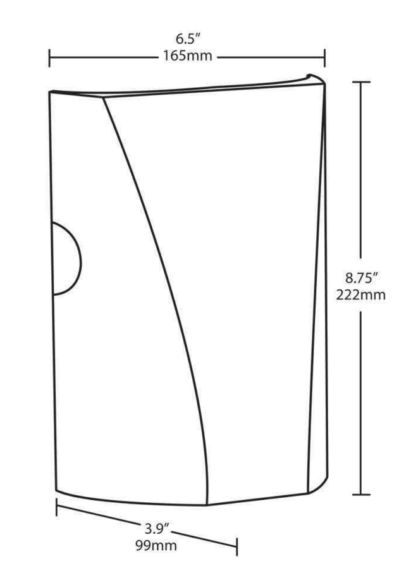
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18	Y			/PC
	12 = 12W **18** = 18W **26** = 26W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White	**Blank** = Standard (120-277V) **/D10** = Dimmable	**Blank** = No Option **/PC** = 120V Button **/PC2** = 277V Button **/LC** = Lightcloud® Controller

BLEDR24Y

RAB | Outdoor

Technical Specifications (continued)

Other

Patents:

The design of BLED is protected by patents in US, Canada & China

Replacement:

Replaces up to 50W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 120V: 0.26A, 208V: 0.18A, 240V: 0.15A, 277V: 0.14A

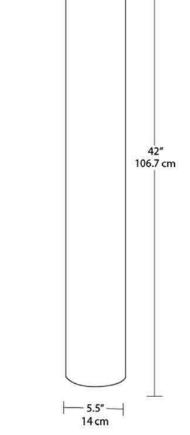
THD:

12.2% at 120V, 12.3% at 277V

Power Factor:

98.7% at 120V, 91.7% at 277V

Dimensions



Features

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- 4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

Ordering Matrix

Family	Wattage	Color Temp	Finish		Distribution	Voltage	Dimming	Backup
BLEDR	24	Y		–				
	12 = 12W **18** = 18W **24** = 24W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White **K** = Black		**Blank** = Standard **180** = 180 degrees (12W only)	**Blank** = No Option (120-277V) **/480** = 480V (24W only)	**Blank** = None (Standard) **/D10** = 0-10V Dimming	**Blank** = No Battery Backup **/E** = Battery Backup (24W only) **/EC** = Battery Backup Cold Weather (24W only)

LFLED8YA

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Technical Specifications (continued)

Other

Buy American Act Compliance:

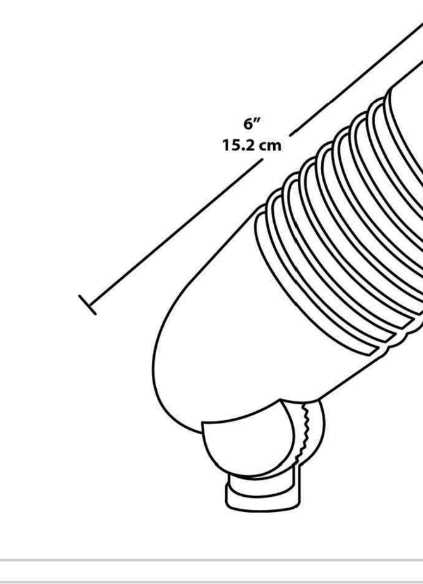
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, Class 2, 50/60 Hz, 100-240VAC: 0.20Amps

Dimensions



Features

- Microprismatic diffuser produces a smooth distribution and low glare
- 4H x 4V NEMA beam spread
- Optional spot and narrow spot hood reflectors available
- Runs cool; prevents burning foliage or fingers
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish
LFLED	8	Y	A
	8 = 8W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**A** = Bronze **W** = White **B** = Black **VG** = Verde Green

PROJECT #133607

CASE #333013

Scale: as noted

Date:3/10/2020

Filename: Los Pinos Apartments 333013E.AGI

Drawn By: Shaun Fillion, LC

Job Name:
Los Pinos Apartments

Lighting Layout
Version E

Prepared For:

Electrorep
2015 Bridgeway # 201
Sausalito, CA 94965

Filename: C:\Users\shaun.fillion\Desktop\Los Pinos Apartments 333013E.AGI

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EL.3

RAB

Color: Bronze   Weight: 7.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.54A
208V	0.31A
240V	0.27A
277V	0.23A
Input Watts	68.70W
Efficiency	N/A

LED Info

Watts	69W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	7,216
Efficacy	105 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

California Title 24:

Can be used to conform with the requirements of California Title 24 Part 6.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P3OJCEIF

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Lifespan:

Up to 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -20°C (-4°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Polycarbonate and aluminum housing

Mounting:

Surface mount standard (accessories available for wall, pole and trunnion mount)

Lens:

Diffused Polymethyl Methacrylate (PMMA)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Sensor Specifications

Multi Level Motion Sensor:

*48 ft. diameter maximum coverage from 8 ft. height.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV

RAB

Technical Specifications (continued)

Electrical

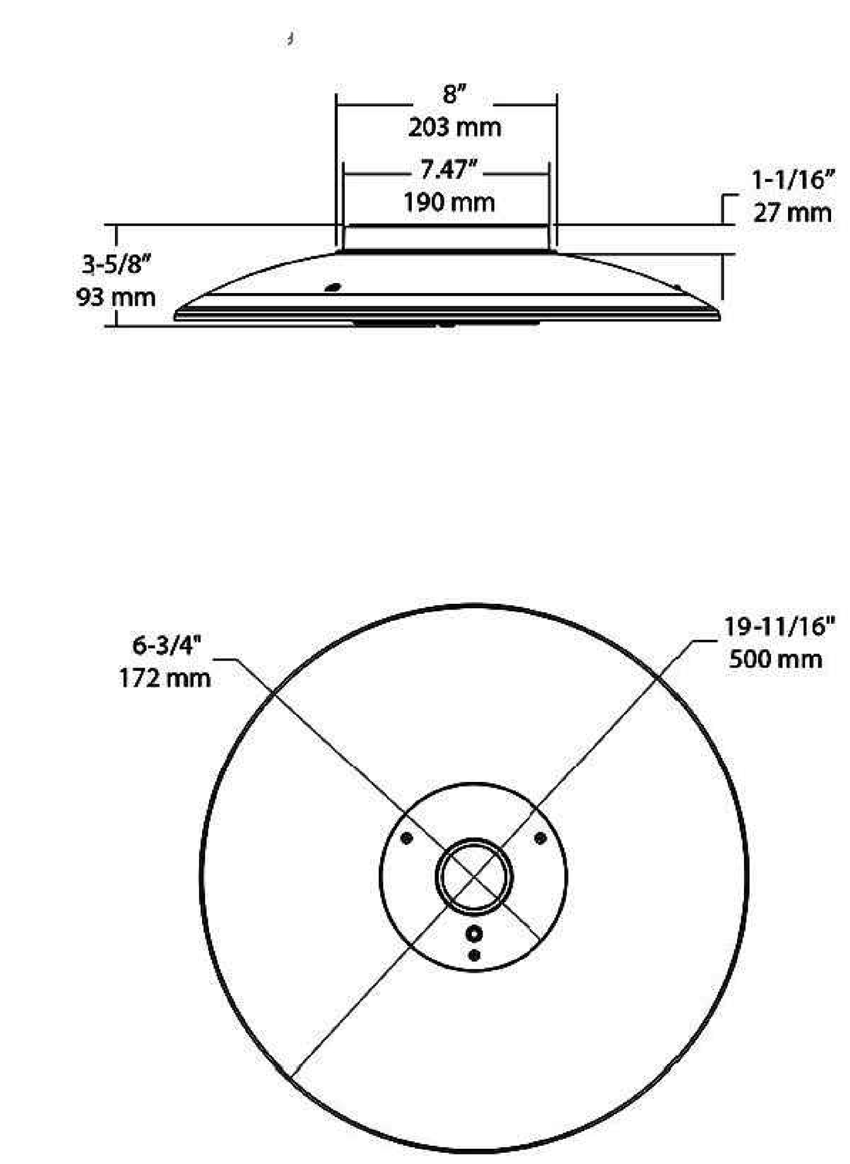
THD:

5.84% at 120V, 7.65% at 277V

Power Factor:

99.7% at 120V, 97% at 277V

Dimensions



RAB

optional

RAB

Ordering Matrix

Family	Distribution		Lumen Output	CRI/Color Temp	Finish	Voltage/Driver	Sensor Options	Lightcloud	Emergency Option
IVG	T5	–	70L	730	Z	U	/WS		
	T5U = Type V Wide with Uplight **T5CU** = Type V Concentrated with Uplight **T5** = Type V Wide **T5C** = Type V Concentrated		**30L** = 3,600 lumens (28W) **50L** = 5,500 lumens (45W) **70L** = 7,500 lumens (69W)	**750** = 70CRI 5000K **740** = 70CRI 4000K **730** = 70CRI 3000K	**Z** = Bronze [1] **W** = White	**U** = 120-277V 0-10V Dimming **4** = 480V 0-10V Dimming [3]	**Blank** = No Options **/WS** = 8ft lens Wattstopper **/WS2** = 20ft lens Wattstopper	**Blank** = No Lightcloud® **/LC** = Light Cloud Controller [2]	**Blank** = No Options **/E2** = Emergency [2]

[1] Available only for T5 and T5C distribution
[2] Applies to 120-277V
[3] Consult Factory

EL.4

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Prepared For:
Electrorep
2015 Bridgeway # 201
Sausalito, CA 94965

Job Name:
Los Pinos Apartments

Lighting Layout
Version E

Scale: as noted | PROJECT #133607
Date:3/10/2020 | CASE #333013
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