

APPENDIX A
PROJECT PLANS

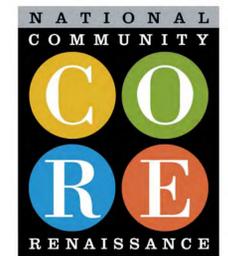
Placentia Senior Housing



RRM Design Group

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Project Data

Project Description:	Senior Housing on Church of the Blessed Sacrament property. There are two buildings with a total of 59 1-bedroom units and 6 2-bedroom units. Amenities include laundry, garden and terrace gathering areas.
Address:	1314 N. Angelina Drive, Placentia CA 92870
APN(s):	340-273-25
Existing Land Use Designation:	R-1 (6 du/Acre)
Proposed Land Use Designation:	High Density Residential (25 du/ac)
Existing Zoning:	R-1
Proposed Zoning:	R-3 (25 du/ac)
Existing Use:	Church Sanctuary, Parish Hall, Office and Classrooms
Proposed Use:	Affordable Senior Apartments, Community Room, Church Sanctuary, Parish Hall, Office and Classrooms
Lot Area:	3.85 Acres

Applicable Codes

2019 California Building Code	2019 California Green Building Standards Code
2019 California Plumbing Code	2019 California Referenced Standards Code
2019 California Electrical Code	Fair Housing Law
2019 California Fire Code	2016 ADA Standards for Accessible Design
2019 California Energy Code	Uniform Federal Accessibility Standards
2019 California Administration Code	City of Placentia City Code

Gross Building Areas

Building 1	24,631 SF
Building 2	30,316 SF
Parish Hall Building Addition	3,974 SF
Covered Porch	544 SF
Existing Church and Parish Hall	7,968 SF
Existing Parish Hall Area to be removed	3,472 SF
Existing Church Area to remain	4,496 SF

Allowable Area Analysis

Building 1	
Occupancy	R-2
Construction Type	VA, S13R
Total Floor Area	24,631 SF
Allowable Area = $[A_1 + (NS \times I_1)] \times S_a$	
From table 506.2: $A_1 = 12,000$ SF, $NS = 12,000$, $I_1 = 1$, $S_a = 2$	
→ Allowable Area = $[12,000 + (12,000 \times 1)] \times 2 = 48,000$ SF $> 24,631$ → O.K.	
Building 2	
Occupancy	R-2
Construction Type	VA, S13R
Total Floor Area	30,316 SF
Allowable Area = $[A_1 + (NS \times I_1)] \times S_a$	
From table 506.2: $A_1 = 12,000$ SF, $NS = 12,000$, $I_1 = 1$, $S_a = 2$	
→ Allowable Area = $[12,000 + (12,000 \times 1)] \times 2 = 48,000$ SF $> 30,316$ SF → O.K.	
Church - Community Building	
Occupancy	A-3
Construction Type	VB, NS
Total Floor Area	4,496 SF (Church) + 3,974 SF (Community Building) = 8,470 SF
Allowable Area = $[A_1 + (NS \times I_1)] \times S_a$	
From table 506.2: $A_1 = 6,000$ SF, $NS = 6,000$, $I_1 = 1$, $S_a = 2$	
→ Allowable Area = $[6,000 + (6,000 \times 1)] \times 2 = 12,000$ SF $> 8,470$ SF → O.K.	

Utility Companies

Electricity:	Edison Electric
Gas:	So Cal Gas Company
Water:	Golden State Water
Trash Service:	Republic Trash Company

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Residential Unit Count

	One Bedroom	Two Bedroom	Jr. 1 Bedroom
Building 1	28	4	0
Building 2	30	2	1
	58 units	6 units	1 unit

Total Residential Units: 65

Parking Matrix

	(E) Church/Proposed Parish Hall Parking	New Senior Affordable Housing
Existing Parking	85	0
State Required Parking per AB 744 (5 spaces per residential unit)	85	65 affordable senior housing units x 5 parking spaces/unit = 32.5 parking spaces required
City of Placentia Parking Requirements	85	(59) 1-bdrm x 1.75 = 104 (6) 2-bdrm x 2 = 12 Total Resident Spaces = 116 Guest Spaces: 15 x 116 = 18 Total Required for High Density Residential = 134
Proposed Parking Spaces (Same as Existing)	85 Spaces	45 New Parking Spaces (Exceeds State Requirement)
Total Parking Provided	130 Spaces	

EV and ADA Stall Count Requirements

	North Parking	South Parking
ADA Parking Required	2 (1 of which is Van)	4 (1 of which is Van)
ADA Stalls Provided (Existing and Proposed)	2 (1 of which is Van)	4 (1 of which is Van)
EV Ready Stalls Required	4 (1 of which is Van)	10 (1 of which is Van and 1 of which is Standard Accessible)
EV Ready Stalls Provided	4 (1 of which is Van)	10 (1 of which is Van and 1 of which is Standard Accessible)

Vicinity Map



Site Coverage

Gross Lot Area (SF) :	174,296 SF
Net Lot Area (SF)	167,536 SF/ 3.85 acres
Maximum Net Lot Coverage Allowed:	60% (100,521 SF)
Proposed Net Lot Coverage:	57%
Building Footprints (Existing and Proposed)	36500 SF
Parking and Driveways	56,048 SF
Covered Patios	2,892 SF
Total Proposed Net Lot Coverage	95,440 SF

Percentage Open Space Required: 40%
Percentage Open Space Provided: 43%

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Cover Sheet

A0-0

08/28/2020



PROJECT SITE



1314 N. Angelina Dr. Affordable Senior Housing

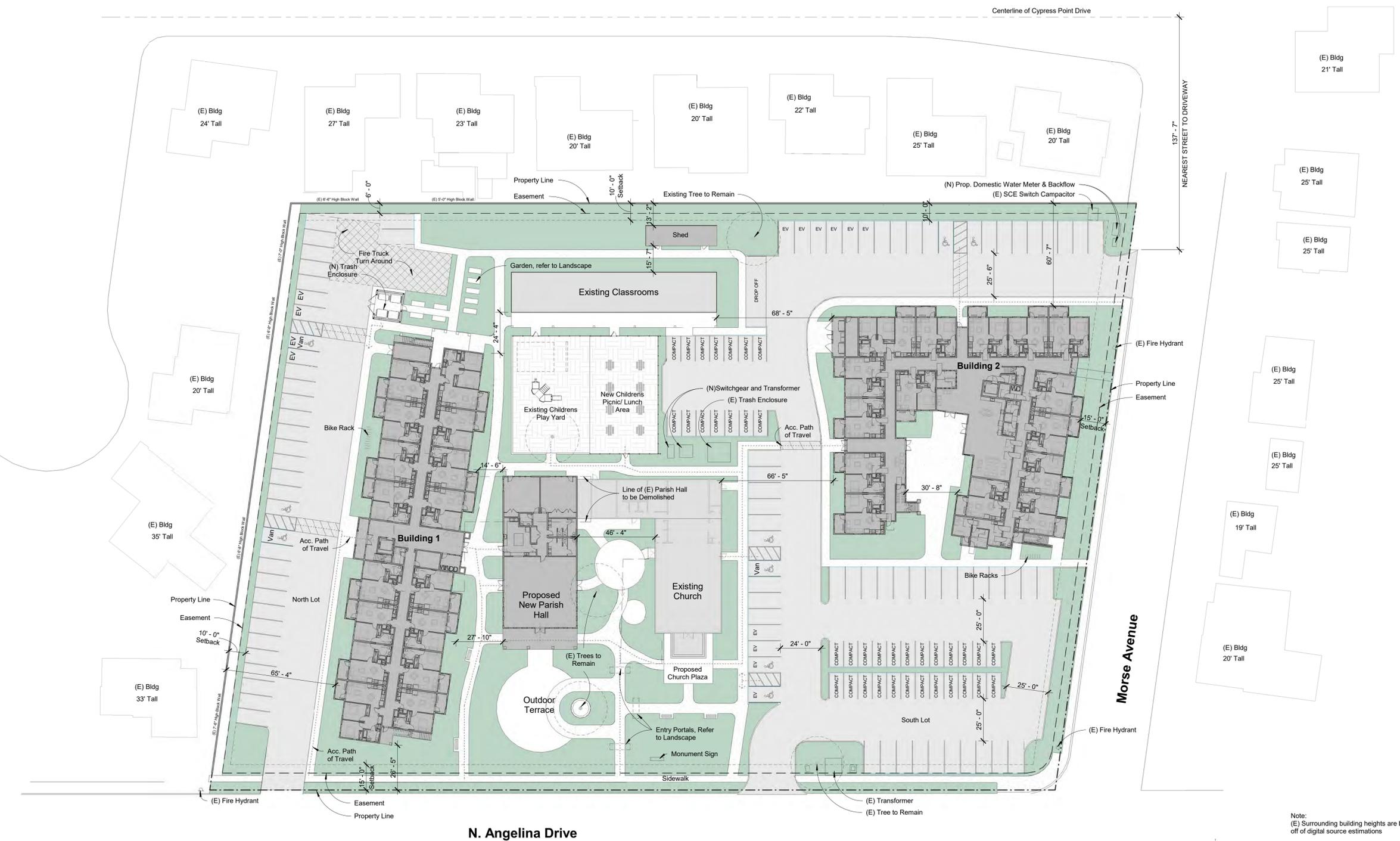
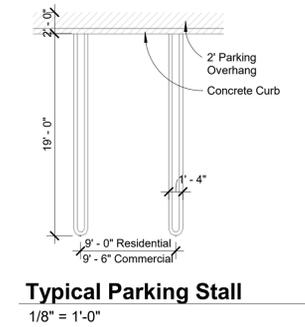
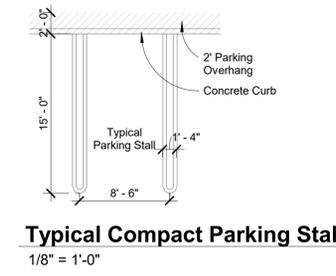
Existing Site Photo Exhibit

A0-1

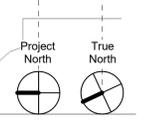
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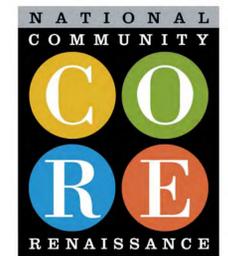
Note: (E) Surrounding building heights are based off of digital source estimations



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Site Plan



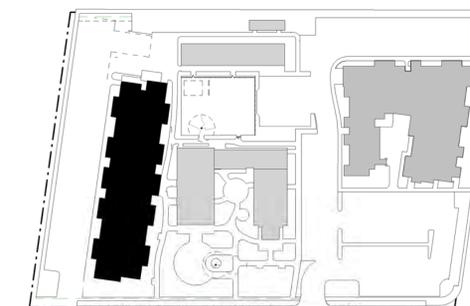
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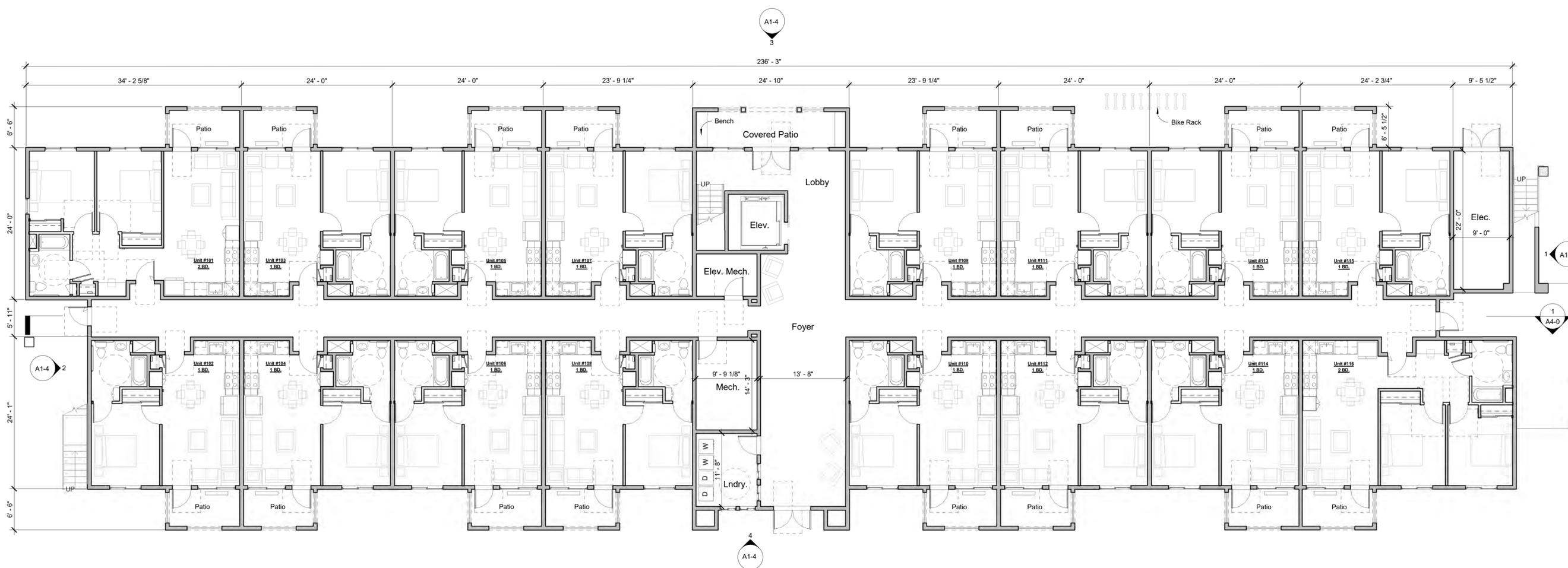


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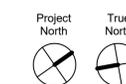
Site Diagram - Building 1

1" = 100'-0"



Unit Breakdown: Building 1 Level 1

- (14) Type A: 1bd/1ba
- (2) Type B: 2bd/1ba



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

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Building 1 First Floor Plan

A1-1

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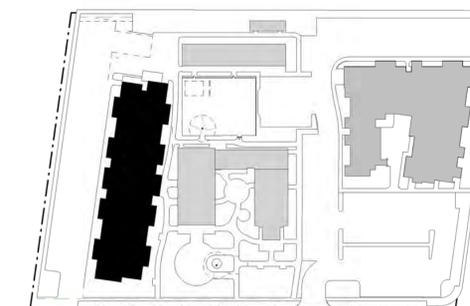
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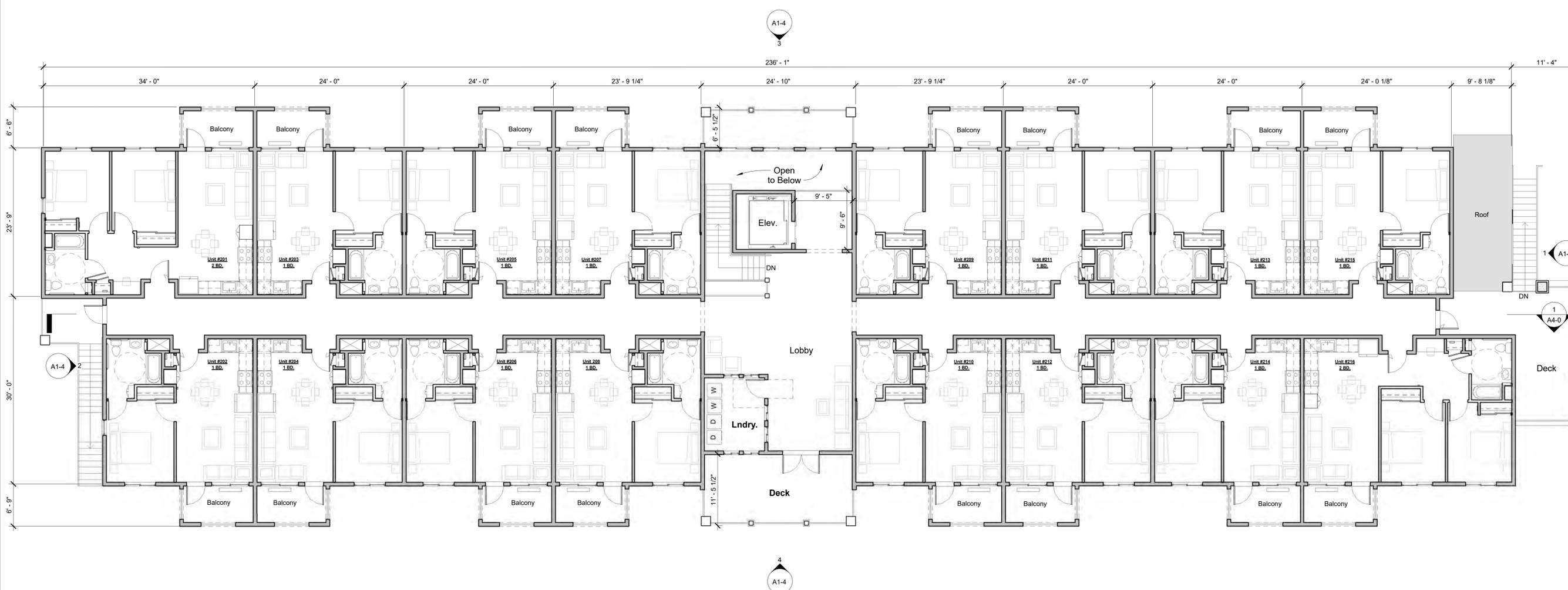


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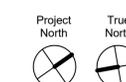
Site Diagram - Building 1

1" = 100'-0"



Unit Breakdown: Building 1 Level 2

- (14) Type A: 1bd/1ba
- (2) Type B: 2bd/1ba



1 Building 1 - Level 2

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

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Building 1 Second Floor Plan

A1-2

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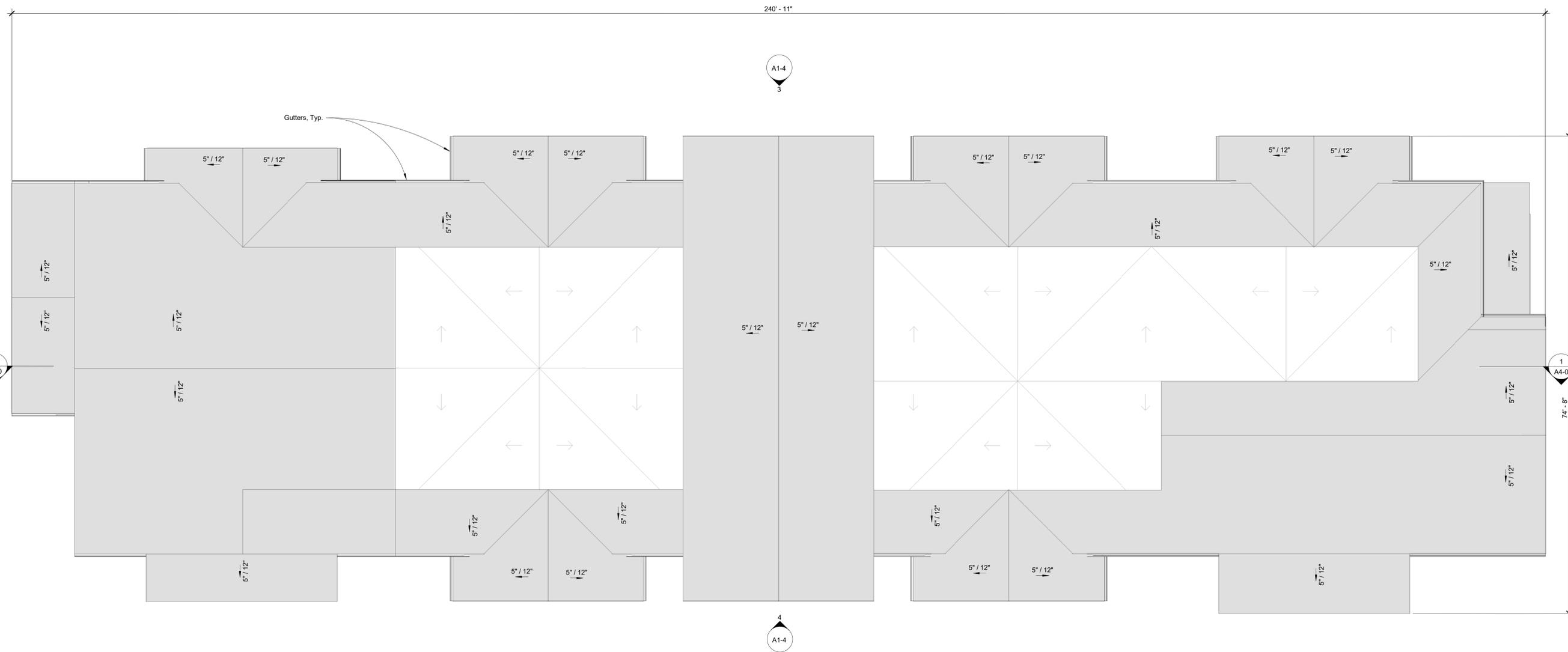
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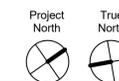
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Building 1 Roof Plan



1 Roof Plan - Building 1
SCALE: 1/8" = 1'-0"



A1-3

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3 Building 1 - North
SCALE: 3/32" = 1'-0"



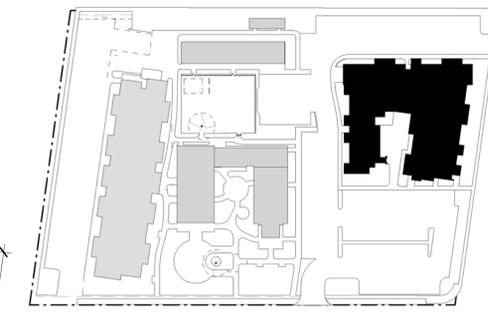
4 Building 1 - South
SCALE: 3/32" = 1'-0"



1 Building 1 - East
SCALE: 3/32" = 1'-0"



2 Building 1 - West
SCALE: 3/32" = 1'-0"



Site Diagram - Building 2
1" = 100'-0"

1 Building 2 - Level 1
SCALE: 1/8" = 1'-0"

Project North True North

Unit Breakdown: Building 2 Level 1

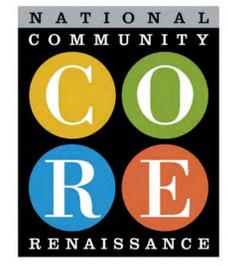
(14)	Type A: 1bd/1ba
(1)	Type B: 2bd/1ba



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Building 2 First Floor Plan

A2-1

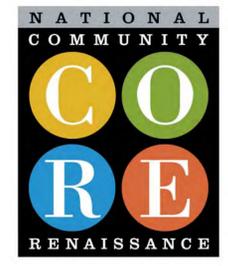
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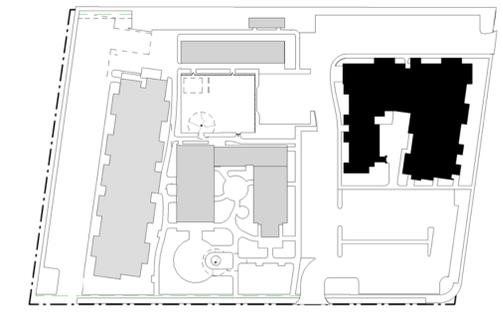
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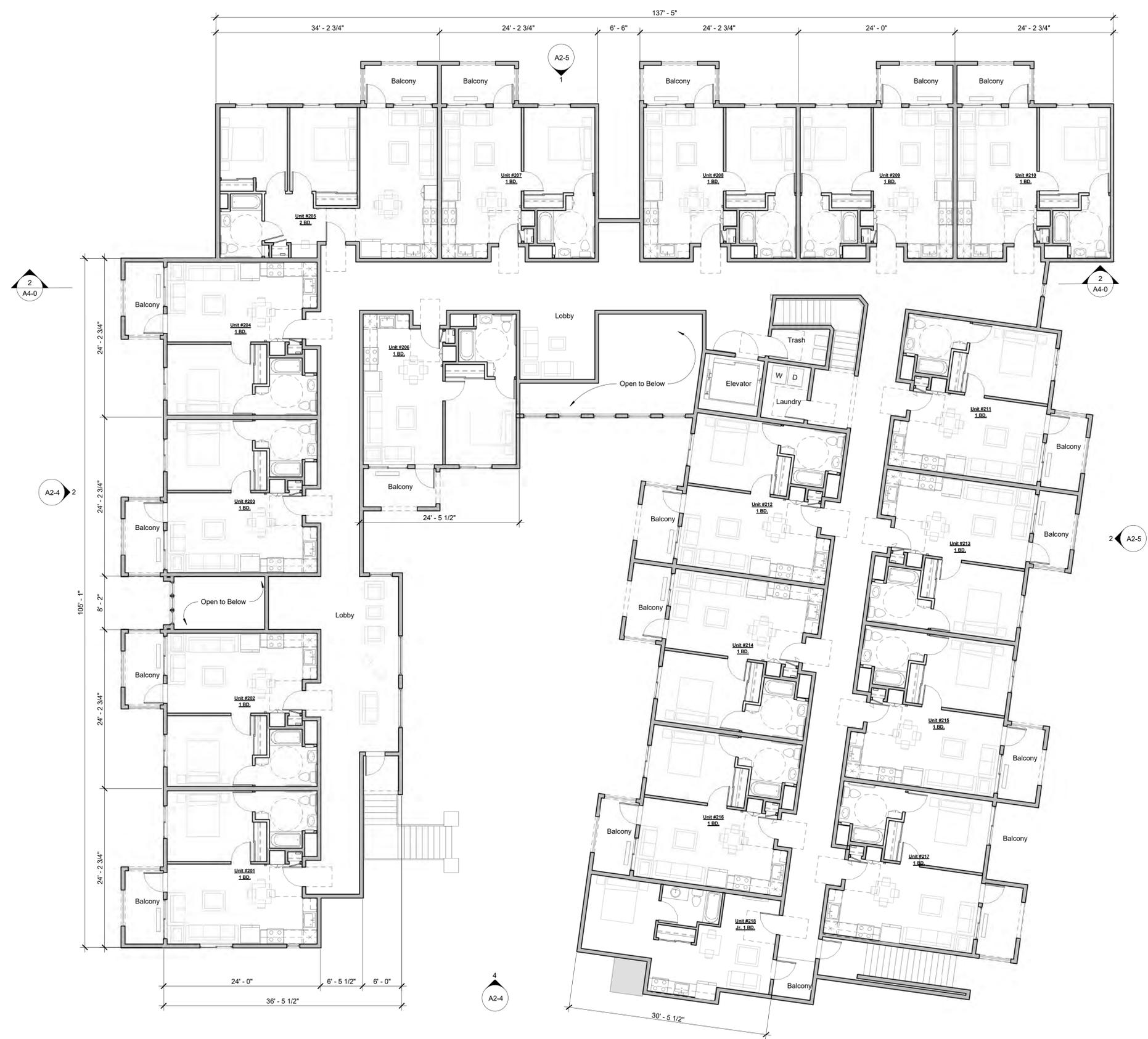


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Site Diagram - Building 2

1" = 100'-0"



1 Building 2 - Level 2
SCALE: 1/8" = 1'-0"

Project North	True North	Unit Breakdown: Building 2 Level 2
(16)	Type A: 1bd/1ba	
(1)	Type B: 2bd/1ba	
(1)	Type C: Jr. 1bd/1ba	

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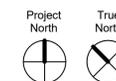
Building 2 Second Floor Plan

A2-2

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1 Roof Plan- Building 2
SCALE: 1/8" = 1'-0"



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Building 2 Roof Plan

A2-3

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4 Building 2 - West
SCALE: 3/32" = 1'-0"



2 Building 2 - North
SCALE: 3/32" = 1'-0"

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Building 2 Elevations



1 Building 2 - East
SCALE: 3/32" = 1'-0"



2 Building 2 - South
SCALE: 3/32" = 1'-0"

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Building 2 Elevations



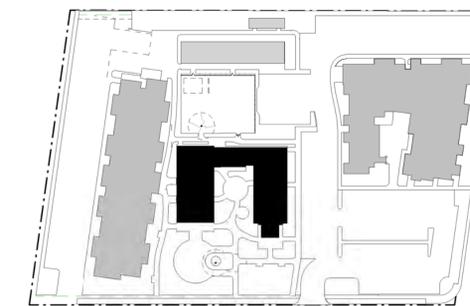
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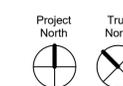
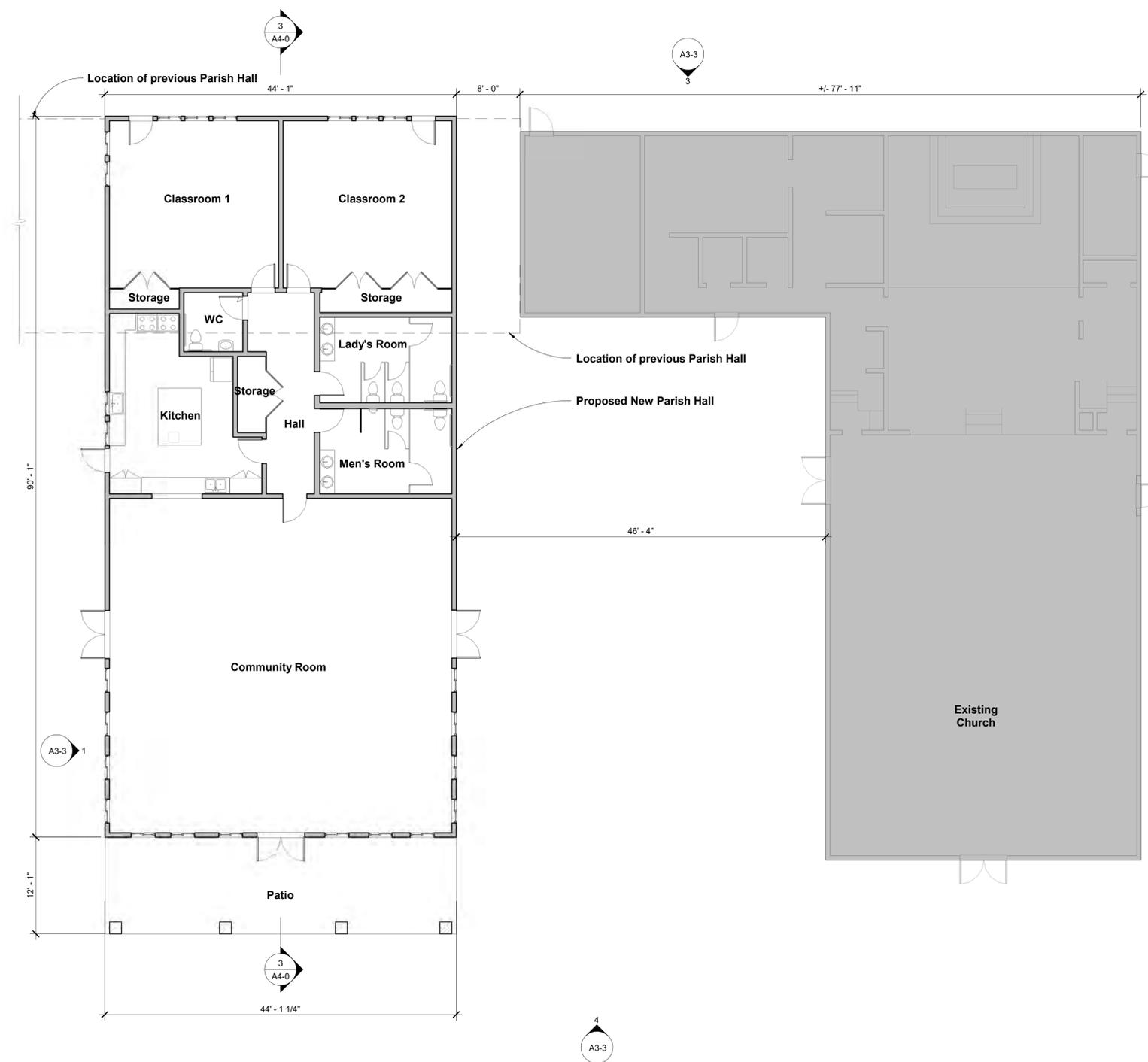


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Site Diagram - Church/ Parish Hall

1" = 100'-0"



1 New Parish Hall Building Plan

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

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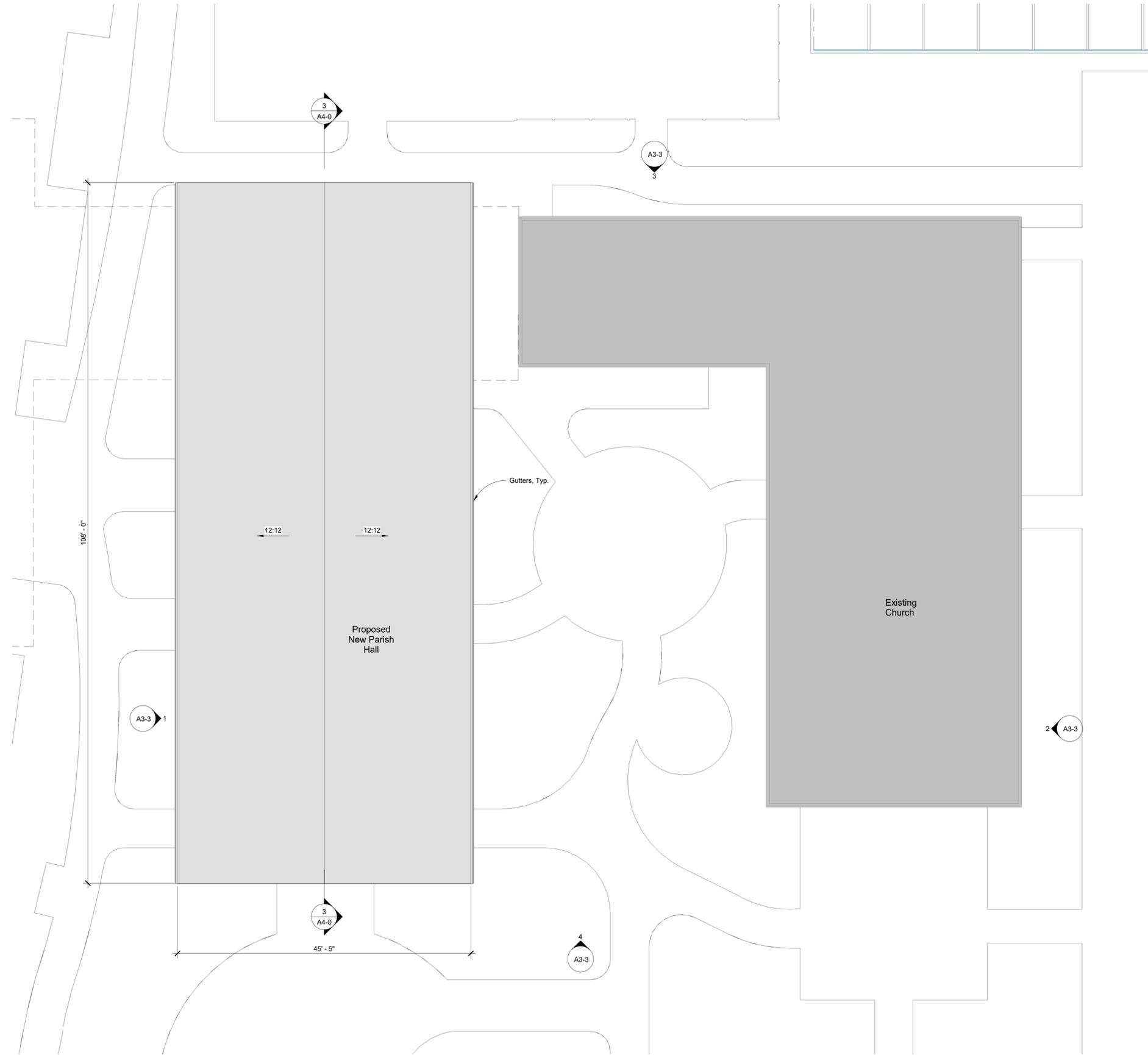
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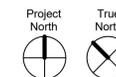
New Parish Hall Floor Plan

A3-1

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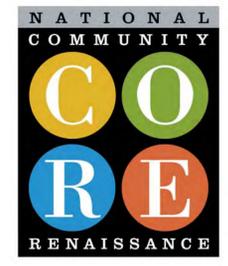
1 Roof Plan - Church/ Parish Hall
SCALE: 1/8" = 1'-0"



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Church and Parish Hall Roof Plan



4 Church/ Parish Hall - West
SCALE: 3/32" = 1'-0"



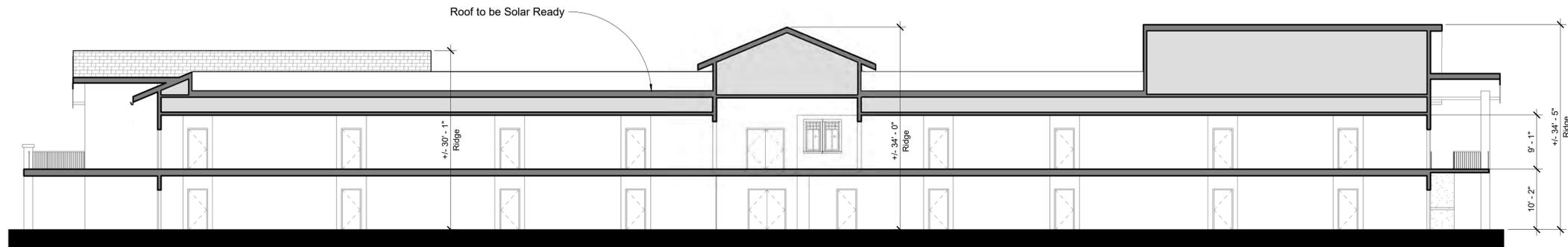
1 Church/ Parish Hall - North
SCALE: 3/32" = 1'-0"



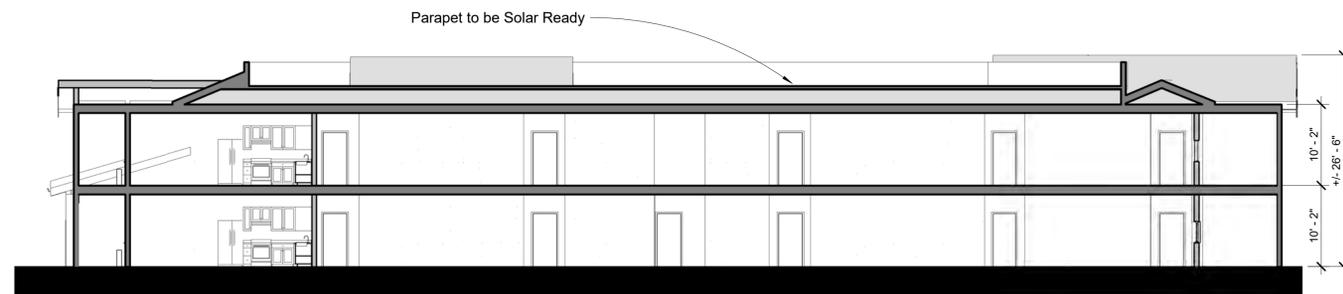
3 Church/ Parish Hall - East
SCALE: 3/32" = 1'-0"



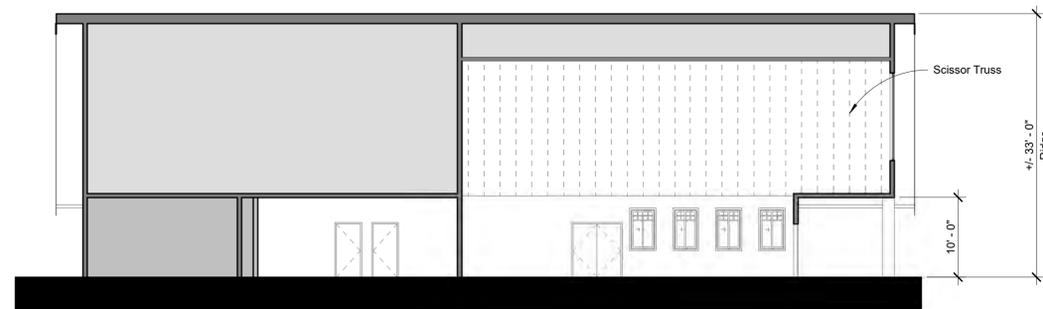
2 Church/ Parish Hall - South
SCALE: 3/32" = 1'-0"



1 Building 1 Section
SCALE: 3/32" = 1'-0"



2 Building 2 Section
SCALE: 3/32" = 1'-0"



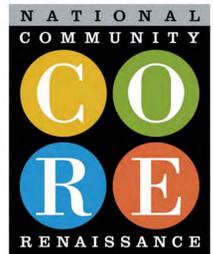
3 Church/Parish Hall Section
SCALE: 3/32" = 1'-0"



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Building Sections



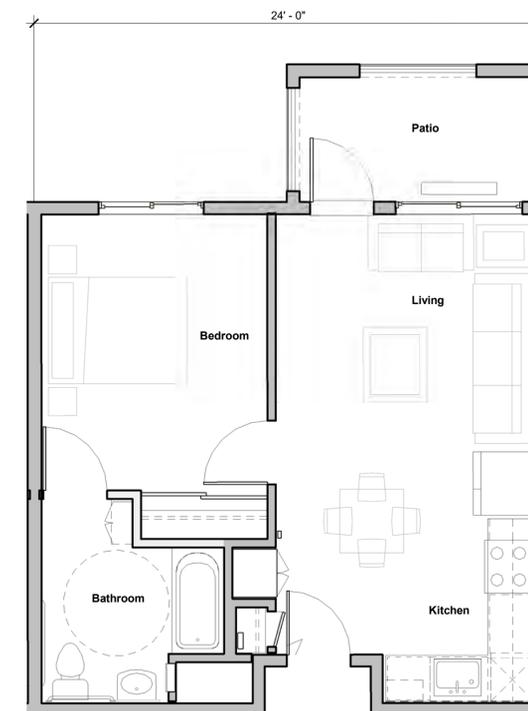
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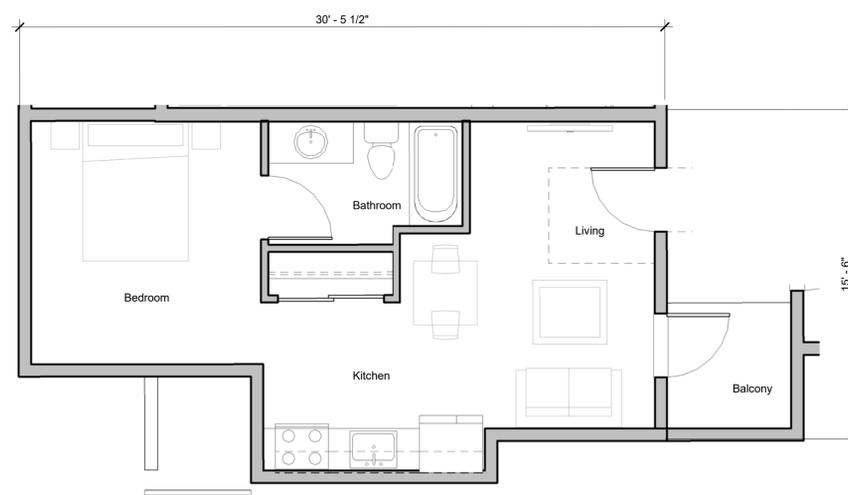
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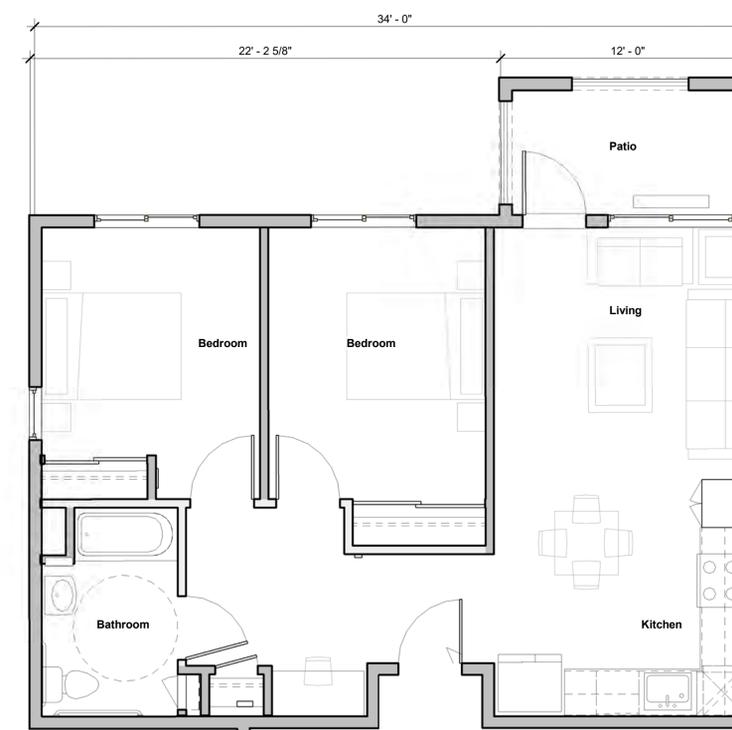
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1 Typical 1 Bedroom Unit - 569 Gross SF
SCALE: 1/4" = 1'-0"



3 Typical Jr. 1 Bedroom Unit - 467 Gross SF
SCALE: 1/4" = 1'-0"



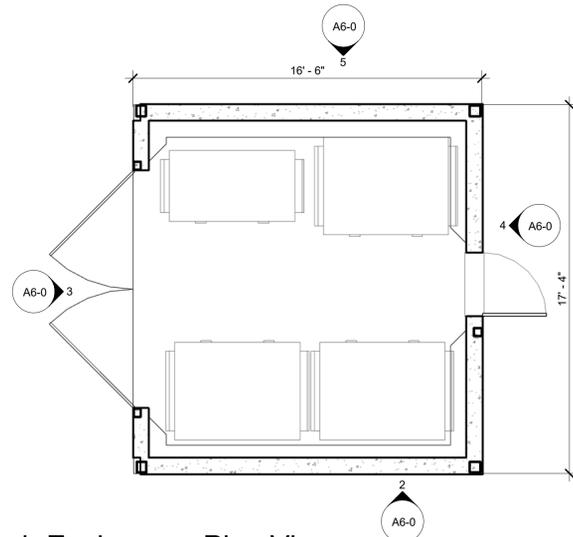
2 Typical 2 Bedroom Unit - 810 Gross SF
SCALE: 1/4" = 1'-0"

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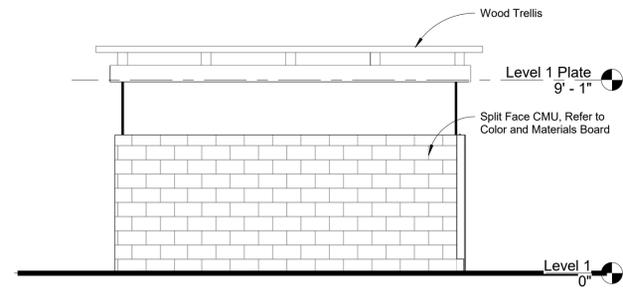
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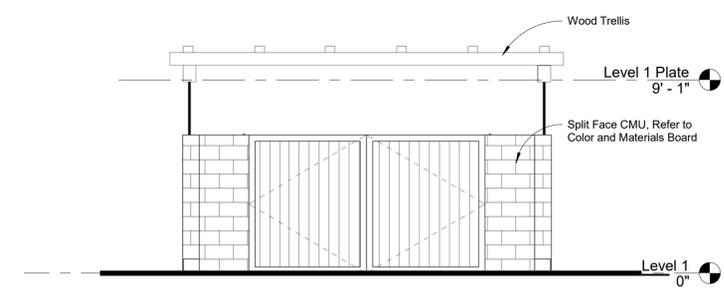
Typical Unit Plans



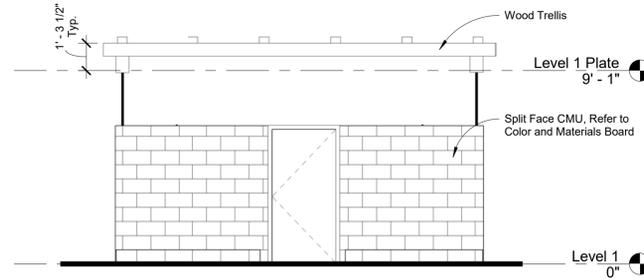
1 Trash Enclosure - Plan View
SCALE: 1/4" = 1'-0"



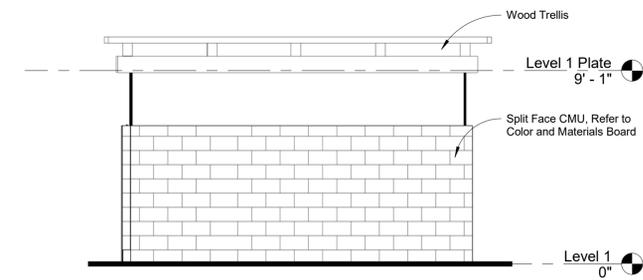
2 Trash Enclosure East Elevation
SCALE: 1/4" = 1'-0"



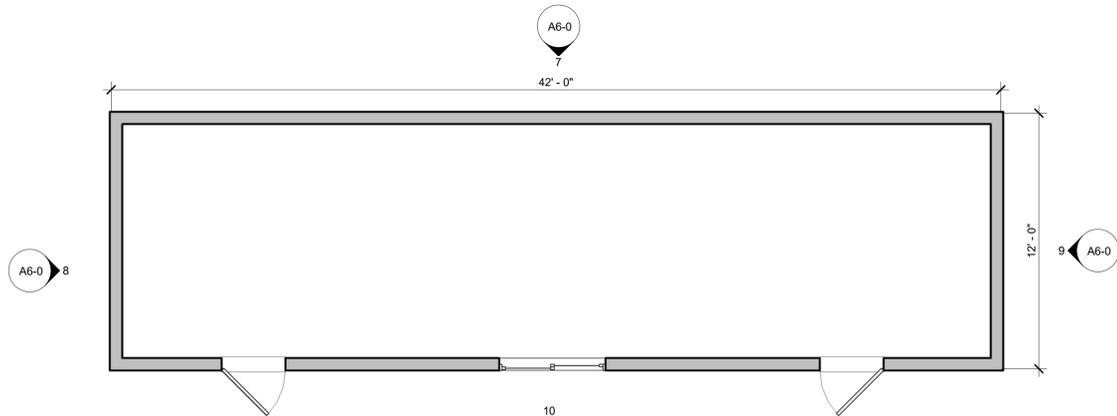
3 Trash Enclosure North Elevation
SCALE: 1/4" = 1'-0"



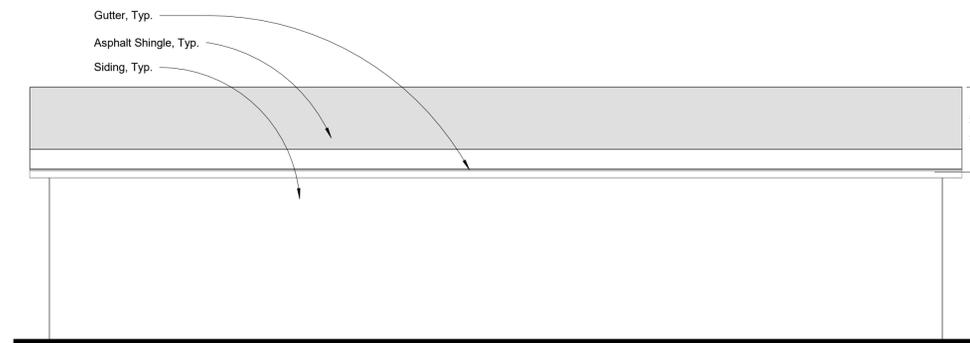
4 Trash Enclosure South Elevation
SCALE: 1/4" = 1'-0"



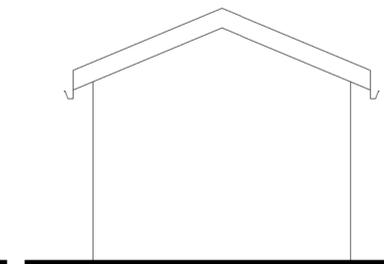
5 Trash Enclosure West Elevation
SCALE: 1/4" = 1'-0"



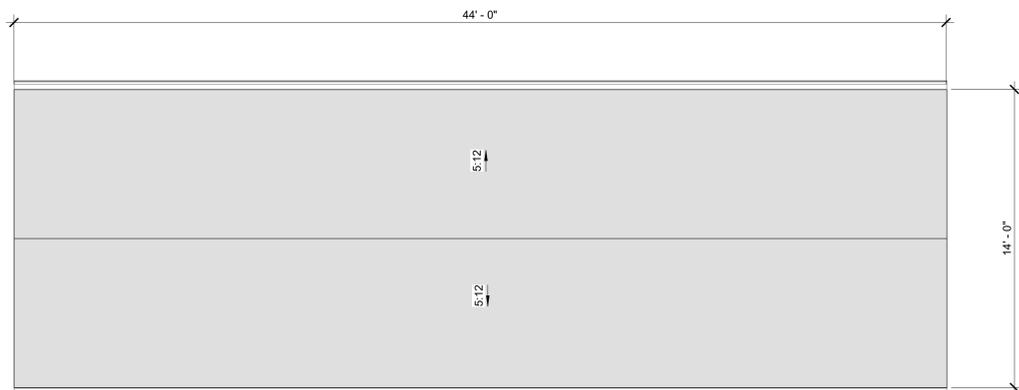
6 Shed - Plan View
SCALE: 1/4" = 1'-0"



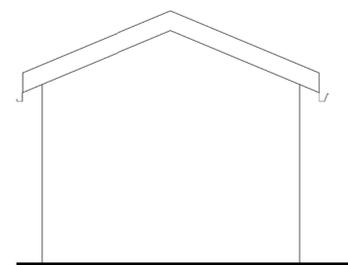
7 Shed - East Elevation
SCALE: 1/4" = 1'-0"



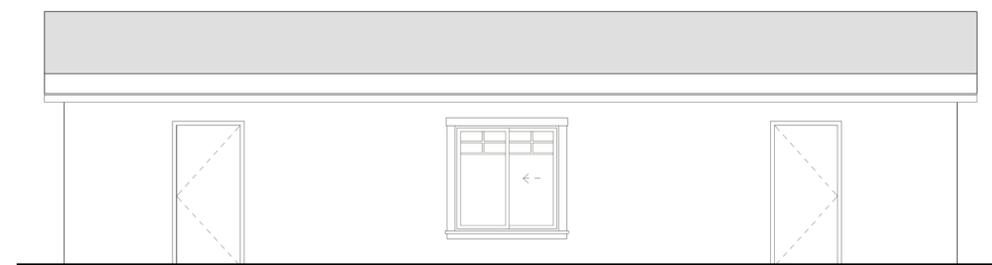
8 Shed - North Elevation
SCALE: 1/4" = 1'-0"



11 Roof Plan - Shed
SCALE: 1/4" = 1'-0"



9 Shed - South Elevation
SCALE: 1/4" = 1'-0"



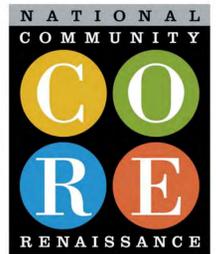
10 Shed - West Elevation
SCALE: 1/4" = 1'-0"



RRM Design Group

10 E. Figueroa St., Suite 1
Santa Barbara, CA 93101

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Fax: 805.963.8184
www.rrmdesign.com



9421 Haven Avenue
Rancho Cucamonga, CA 91730
Tel: 949.394.7996 Fax: 909.483.6524
nationalcore.org

1314 N. Angelina Dr. Affordable Senior Housing

A.P.N. 340-273-25

1314 N. Angelina Drive, Placentia CA 92870.

Trash Enclosure & Shed - Plans and Elevations

A6-0

08/28/2020



2



1



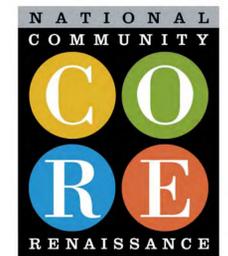
Site Diagram - Perspective Location
1" = 60'-0"



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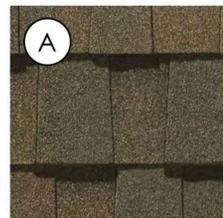
1314 N. Angelina Dr. Affordable Senior Housing

A.P.N. 340-273-25

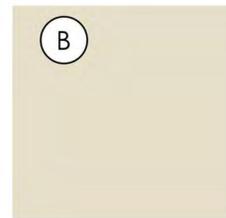
1314 N. Angelina Drive, Placentia CA 92870.

Perspectives

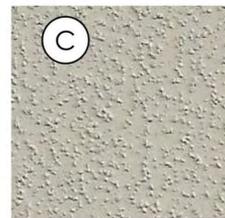
A7-0
08/28/2020



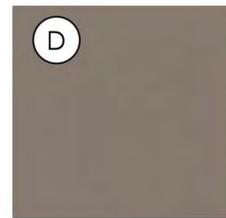
ROOF
ASPHALT SHINGLE
CERTAINTED: LANDMARK
SOLARIS -
HEATHER BLEND



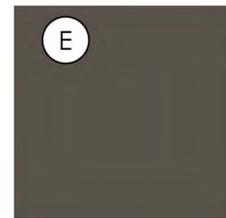
EXTERIOR PLASTER
1 1/2" SAND FINISH
EXTERIOR WALLS
LA HABRA: SILVERADO



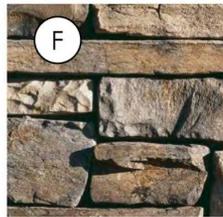
EXTERIOR PLASTER
1 1/2" SAND FINISH
EXTERIOR WALLS
LA HABRA: TITANIUM



BOARD AND BATT
DUNN EDWARDS:
PALAMINO PONY
DET621 RL#918



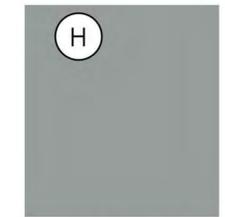
TRIM
DUNN EDWARDS:
WEATHERED BROWN
DEC756 RL#679



VENEER STONE
ELDORADO STONE:
CLIFFSTONE MONTECITO



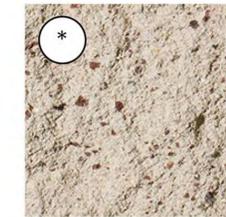
WINDOWS
MILGARD: TUSCANY
SERIES
ESPRESSO



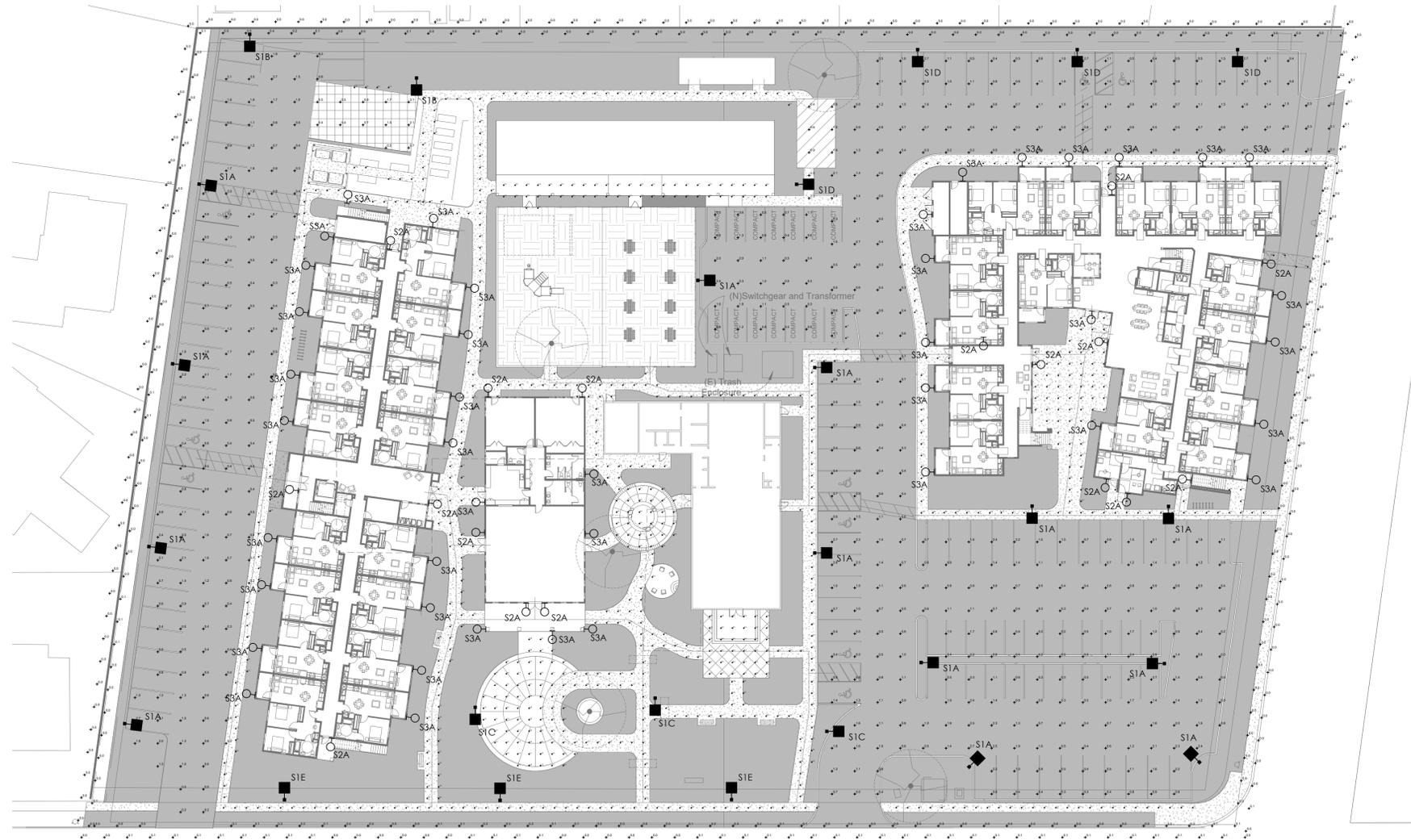
**WINDOWS
AWNINGS**
DUNN EDWARDS
WALRUS DET6368



LIGHT FIXTURES
BLACK POWDER COAT
PAINT
P6079 - 3130K9



TRASH ENCLOSURE
CMU
ANGELUS BLOCK
NATURAL GRAY SPLIT
FACE
*REFER TO SHEET A5 J6



SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

LUMINAIRE DESCRIPTION

<p>S1A SY21P1 FGC 4 40W 3K 120 NONE BK TX 40W, 15' OVERALL HEIGHT, TYPE 4 OPTIC, BUG RATING - B1 U0 G1 SEE DETAIL 1 SHEET E2</p> <p>S1B SY21P1 FGC 4 40W 3K 120 NONE BK TX 40W, 12' OVERALL HEIGHT, TYPE 4 OPTIC, BUG RATING - B1 U0 G1 SEE DETAIL 1 SHEET E2</p> <p>S1C SY21P1 FGC 5 40W 3K 120 NONE BK TX 40W, 15' OVERALL HEIGHT, TYPE 5 OPTIC, BUG RATING - B2 U0 G1 SEE DETAIL 1 SHEET E2</p>	<p>S1D SY21P1 FGC 4HS 40W 3K 120 NONE BK TX 40W, 15' OVERALL HEIGHT, TYPE 4 OPTIC, PROVIDE WITH INTERNAL HOUSE SIDE SHIELD BUG RATING - B1 U0 G1 SEE DETAIL 1 SHEET E2</p> <p>S1E SY21P1 FGC 2HS 40W 3K 120 NONE BK TX 40W, 12' OVERALL HEIGHT, TYPE 2 OPTIC, PROVIDE WITH INTERNAL HOUSE SIDE SHIELD BUG RATING - B1 U0 G1 SEE DETAIL 1 SHEET E2</p> <p>S2A P6079-3130K9 17W, LARGE WALL LANTERN, MOUNT 7' ABOVE FINISHED FLOOR SEE DETAIL 2 SHEET E2</p>	<p>S3A WDG1 LED P1 30K 80CRI VW MVOLT 10W, ARCHITECTURAL WALL PACK, MOUNT 7' ABOVE FINISHED FLOOR SEE DETAIL 3 SHEET E2</p>
---	---	--

ELECTRICAL SYMBOLS

LIGHTING	
■	AREA LIGHT (EXTERIOR)
○	WALL MOUNT LUMINAIRE (EXTERIOR)

GECE
GRAY ELECTRICAL CONSULTING + ENGINEERING, CORP.
2529 PROFESSIONAL PKWY | F. 805-361-0025
SUITE A - P.O. BOX #368 | E.INFO@GECECORP.COM
SANTA MARIA, CA 93455 | WWW.GECECORP.COM

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Pendant MINI SY21P1

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	OPTIONS	COLOR	TEXTURE	OP.FIN.
SY21P1	FGC FGF	2 3	20W 40W	3K 4K	120 208	NONE PC*	BK DG	TK SM	MG
		4 5	60W 100W		240 347	PROG SD	BAK SI		
		2HS 3MS 4HS					BS GW PS WH		

*NOT AVAILABLE FOR 480V

ORDERING CODE

SY21P1

References

LENS	COLOR
FGC	BK
FGF	DG
	BAK
	SI
	BS
	GW
	PS
	WH

DISTRIBUTION

HS RETAIL HOUSE SHELD
SEE PHOTOMETRIC PAGE FOR DETAILS

CCT

3K 3000K
4K 4000K

WATT

SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

OPTIONS

NONE
PC BUTTON TYPE PHOTOCELL
PROG PROGRAMMABLE DRIVER
SD* FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH
*OPTIONAL FACTOR FOR FIELD ADJUSTABLE DIMMING SWITCHES, INFORMATION ON DIMMING SWITCHES IS ON PAGE 20

OP.FIN. (OPTIONAL FINISH)

MG MARINE GRADE PRE-FINISH

TEXTURE

TK TEXTURED
SM SMOOTH

Luminaire

SY21P1

cyclone
REV. B: 01/18

Photometry SY21P1

SOURCE: LED 4000K ± 150K, 70 CRI minimum*
WATERPROOF RATING: IP67 optical system
Dark Sky friendly optical system
Data base on luminaire using FGC (Flat glass clear)

LED code definition:
2 - 20W - 4K
Color temperature
LED Wattage
Optical distribution

Type 2

LED CODE	LUMEN OUTPUT	EFFICACY (LM/W)	WATTAGE LED	WATTAGE SYSTEM*	LED CURRENT (mA)	BUG RATING	HID EQUIVALENCY*
2-20W-4K	5491	113	50	52	350	B1-U0-G1	50W
2-40W-4K	11781	106	100	102	700	B1-U0-G1	100W
2-60W-4K	17673	108	160	167	1050	B1-U0-G1	100W
2-80W-4K	23565	105	200	208	1400	B1-U0-G1	150W
2-100W-4K	29457	107	250	258	1750	B1-U0-G1	200W

Type 3

LED CODE	LUMEN OUTPUT	EFFICACY (LM/W)	WATTAGE LED	WATTAGE SYSTEM*	LED CURRENT (mA)	BUG RATING	HID EQUIVALENCY*
3-20W-4K	3528	107	30	32	250	B1-U0-G1	50W
3-40W-4K	7056	105	60	64	500	B1-U0-G1	100W
3-60W-4K	10584	107	90	96	750	B1-U0-G1	100W
3-80W-4K	14112	105	120	128	1000	B1-U0-G1	150W
3-100W-4K	17640	106	150	158	1250	B1-U0-G1	200W

Type 3M

LED CODE	LUMEN OUTPUT	EFFICACY (LM/W)	WATTAGE LED	WATTAGE SYSTEM*	LED CURRENT (mA)	BUG RATING	HID EQUIVALENCY*
3M-20W-4K	3525	104	30	32	350	B1-U0-G1	50W
3M-40W-4K	7050	103	60	64	700	B1-U0-G1	100W
3M-60W-4K	10575	103	90	96	1050	B1-U0-G1	100W
3M-80W-4K	14100	103	120	128	1400	B1-U0-G1	150W
3M-100W-4K	17625	104	150	158	1750	B1-U0-G1	200W

*For CIESPB only
*IES-TM-01 Calculated L70 is over 365 000 hours.
*IES-TM-01 Reported more than 54 000 hours.
*System wattage includes the LED and the Driver.
*Equivalency should always be verified by photometric layout.
*4000K used for testing, 3000K photometrics is available on website.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Cyclone Lighting. Cyclone Lighting reserves the right to substitute materials or change the manufacturing process of its products without prior notification. See the latest results and updates on our website at www.cycloneighting.com

cyclone
REV. B: 01/18

Photometry SY21P1

SOURCE: LED 4000K ± 150K, 70 CRI minimum*
WATERPROOF RATING: IP67 optical system
Dark Sky friendly optical system
Data base on luminaire using FGC (Flat glass clear)

LED code definition:
2 - 20W - 4K
Color temperature
LED Wattage
Optical distribution

Type 4

LED CODE	LUMEN OUTPUT	EFFICACY (LM/W)	WATTAGE LED	WATTAGE SYSTEM*	LED CURRENT (mA)	BUG RATING	HID EQUIVALENCY*
4-20W-4K	6982	113	50	52	350	B1-U0-G1	50W
4-40W-4K	13964	113	100	102	700	B1-U0-G1	100W
4-60W-4K	20946	108	160	167	1050	B1-U0-G1	100W
4-80W-4K	27928	103	200	208	1400	B1-U0-G1	150W
4-100W-4K	34910	104	250	258	1750	B1-U0-G1	200W

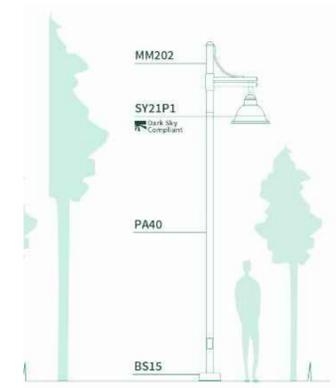
Type 5

LED CODE	LUMEN OUTPUT	EFFICACY (LM/W)	WATTAGE LED	WATTAGE SYSTEM*	LED CURRENT (mA)	BUG RATING	HID EQUIVALENCY*
5-20W-4K	4621	107	40	42	300	B1-U0-G1	50W
5-40W-4K	9242	107	80	84	600	B1-U0-G1	100W
5-60W-4K	13863	108	120	126	900	B1-U0-G1	100W
5-80W-4K	18484	107	160	168	1200	B1-U0-G1	150W
5-100W-4K	23105	109	200	210	1500	B1-U0-G1	200W

*For CIESPB only
*IES-TM-01 Calculated L70 is over 365 000 hours.
*IES-TM-01 Reported more than 54 000 hours.
*System wattage includes the LED and the Driver.
*Equivalency should always be verified by photometric layout.
*4000K used for testing, 3000K photometrics is available on website.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Cyclone Lighting. Cyclone Lighting reserves the right to substitute materials or change the manufacturing process of its products without prior notification. See the latest results and updates on our website at www.cycloneighting.com

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REV. B: 01/18



1 LUMINAIRE CUTSHEET TYPES "S1A, S1B, S1C, S1D AND S1E"

SCALE: NOT TO SCALE

PROGRESS LIGHTING

Project: _____
Fixture Type: _____
Location: _____
Contact: _____

Large Wall Lantern

Wall mounted - Wet location listed PROGRESS LED

Description:

P6079-3130K9

The East Haven LED Collection offers modern styling to complement a wide variety of home styles. The one light large LED outdoor wall lantern has a Black frame that cradles a seeded glass shade. 120V AC replaceable LED module, 1,211 lumens/watt per module (pooled), 3000K color temperature and 90+ CRI.

Images:

Specifications:

- Black (31) powder coat paint
- Aluminum construction
- Clear seeded glass shade, White acrylic diffuser
- LED Module is replaceable (part # 93053614)
- Contemporary styling
- Features clear seeded glass
- Flender coated finish
- 1,211 lumens/71.2 lumens/watt per module (pooled)
- 3000K color temperature, 90+ CRI
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 4" of wire supplied
- ENERGY STAR® qualified
- Meets California Title 24 high efficiency requirements for outdoor use only

Performance:

Number of Modules: 1
Input Power: 17W
Input Voltage: 120V
Input Frequency: 60 Hz
Lumens/LPW (Source): 1211/71.2 (LM/W)
Lumens/LPW (Delivered): 670/40.4 (LM/W)
CCT: 3000 K
CRI: 90+ CRI
Life (hours): 60,000 (L70/TM-21)
FCC: Meets FCC Title 47, Part 15 Class B
Min. Start Temp: -30 °C
Max. Operating Temp: 30 °C
Warranty: 5 year warranty
Labels: CUL (UL Wet location listed)
ENERGY STAR® qualified
Meets California Title 24 high efficiency requirements for outdoor use only

Dimensions:

Width: 9-1/2"
Depth: 11-1/8"
Height: 12"
H/C/T/D: 4-3/4"

Class
Width: 7-11/16"
Length: 7-11/16"
Height: 8-1/8"
Glass 2
Width: 5-13/16"
Length: 5-13/16"
Height: 0-1/2"

For more information visit our website: www.progresslighting.com

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

PROGRESS LIGHTING

Large Wall Lantern

Wall mounted - Wet location listed PROGRESS LED

Description:

P6079-3130K9

Dimming Notes:

P6079 is designed to be compatible with many ELY/Remote Phase controls. The following is a partial list of known compatible dimmer controls.

Dimming Controls

Lutron Nova T NTELV-300
Lutron Vera VTELV-600
Lutron Maestro MAREV-600
Lutron Specialty System SPSEL-3400
Lutron Remote II AWRMAC-63W

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements. Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

For more information visit our website: www.progresslighting.com

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

WDGE1 LED Architectural Wall Sconce

Classify Number: _____
Finish: _____
Type: _____

100% Dimmable

Specifications

Depth: 5.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)

Introduction

The WDGE1 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE1 LED Family Overview

Finish	Material/Type	Width (in)	Height (in)	Depth (in)	Weight (lbs)	Power (W)	Power (VA)	Power (VA)	Power (VA)
WDGE1 LED	4W	---	---	---	---	1,200	2,400	---	---
WDGE2 LED	10W	---	---	---	---	1,200	2,400	3,000	4,500
WDGE3 LED	15W	---	---	---	---	7,500	8,500	10,000	12,000
WDGE4 LED	---	---	---	---	---	12,000	16,000	18,000	20,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT PE DDBXD

Series	Package	Color Temperature	CR	Mounting	Shipping	Shipped In
WDGE1 LED	P1	27K 2700K	80CRI	VF	Visual comfort forward flow	Shipped included
	P2	30K 3000K	90CRI	YF	Visual comfort wide	Shipped separately
		40K 4000K				Shipped separately
		50K 5000K				Shipped separately

Accessories

EMER® Emergency battery backup, UL compliant (UL1791)
PE1® Preheat, Button Type
DS Dual mounting (comes with 2 stems and 2 light engines see page 3 for details)
DMS 6-1/8" mounting stem with cable tie hole (30" or with optional cord, ordered separately)
KE Keaton corded entry for premium back box (P80B), Teal of entry points.

DBBDC back brace
DBLDC Back
DMSDC Mount arm
DMSDC Mount arm
DMSDC Mount arm
DMSDC Mount arm

DBBDC Back brace
DBLDC Back
DMSDC Mount arm
DMSDC Mount arm
DMSDC Mount arm
DMSDC Mount arm

NOTES
1. SK not available in 90CRI.
2. SK not available with EMER, DS
3. PE1 not available with PE or DS.
4. PE not available with DS.

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WDGE1 LED
Rev. 01/20

2 LUMINAIRE CUTSHEET TYPE "S2A"

SCALE: NOT TO SCALE

3 LUMINAIRE CUTSHEET TYPE "S3A"

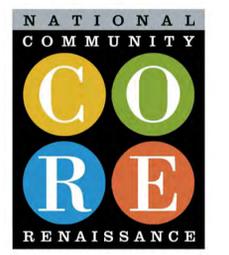
SCALE: NOT TO SCALE



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Fax: 805.963.8184
www.rmdesign.com



Placentia Senior Housing

A.P.N. 340-273-25

1314 N. Angeline Drive, Placentia, CA 92870

ELECTRICAL DETAILS

GECE

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GECE-2021



08/27/2020

PLANTING DESIGN CRITERIA

BASED ON THE BUENA PARK CITY WIDE DESIGN GUIDELINES AND ORCHARD VIEW DESIGN GUIDELINES, THE PLANT PALETTE BELOW IS COMPRISED OF PLANT MATERIALS AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS NATIVE TO MEDITERRANEAN CLIMATES. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM DESCRIBED AT THE LEFT WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. 90% OF ORNAMENTAL SHRUBS AND GRASSES BY AREA WILL BE 1 GALLON CONTAINERS SPACED ON AVERAGE 30" O.C. 10% OF PLANTING BY AREA WILL BE 5 GALLON CONTAINERS, AND WILL BE UTILIZED FOR SPECIMEN PLANTING AND SCREENING.

ALL ABOVE UTILITIES WILL BE SCREENED WITH VEGETATION.

IRRIGATION DESIGN CRITERIA

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. I CERTIFY THAT THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

SCOTT NEIMAN
LANDSCAPE ARCHITECT | CA LICENSE NUMBER 6104

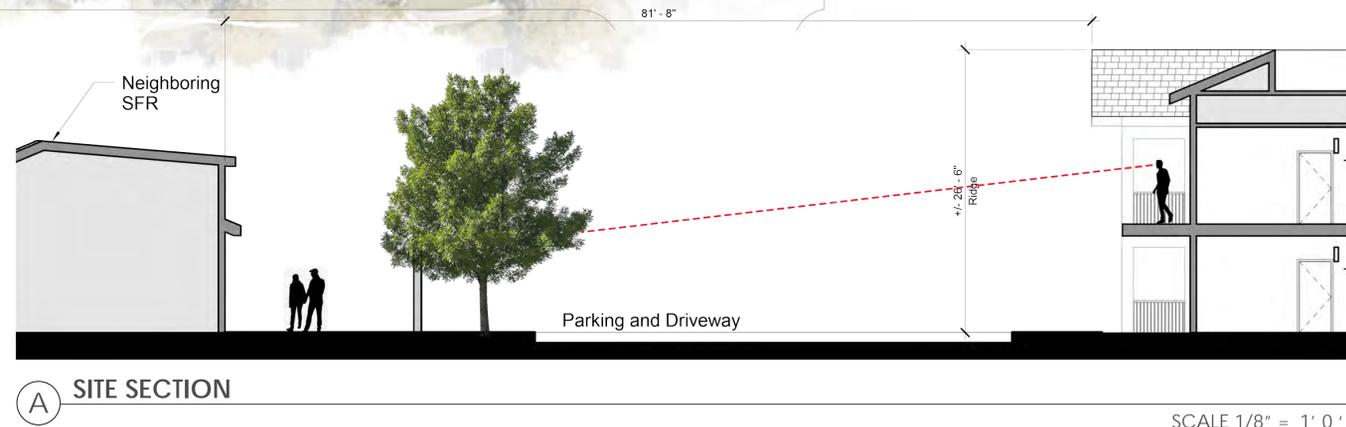
TREE LEGEND

SYMBOL	SPECIES	SIZE	QTY
	ARBUTUS X MARINA	24" BOX	13
	CERCIS CANADENSIS	24" BOX	10
	LAGERSTROEMIA 'NATCHEZ'	24" BOX	28
	LAURUS 'SARATOGA'	24" BOX	27
	PLATANUS RACEMOSA	24" BOX	9
	QUERCUS AGRIFOLIA	24" BOX	5
	ULMUS 'DRAKE'	24" BOX	10
	EXISTING TREE	N/A	11



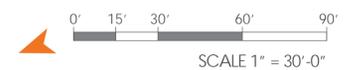
SITE PLAN LANDSCAPE KEY

- | | | |
|-----------------------------|-----------------------------|------------------------|
| 1 COURTYARD GATHERING SPACE | 6 BENCHES | 11 SITE ENTRY AND EXIT |
| 2 MEMORIAL GARDEN | 7 (E) SCHOOL AND PLAYGROUND | 12 COURTYARD AREA |
| 3 ACCENT TREES | 8 TRASH ENCLOSURE | 13 LOW HEDGE |
| 4 GATHERING LAWN | 9 COMMUNITY GARDEN | 14 BIKE RACK |
| 5 DG SEATING & FOUNTAIN | 10 PARKING LOT | 15 MONUMENT SIGN |



1314 N. ANGELINA DRIVE

SITE PLAN



0934-03-RS19 AUGUST 28, 2020





SITE ENCLOSURE KEY

----- (E) 5'-6" CMU MASONRY WALL TO BE PROTECTED IN PLACE

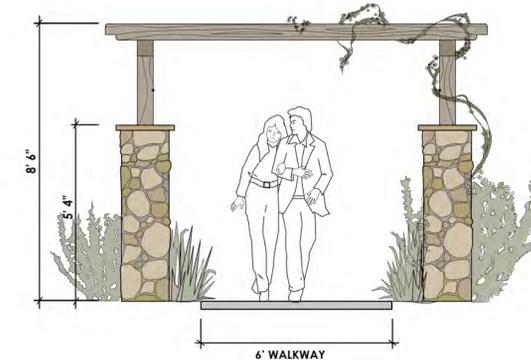


ARBOR

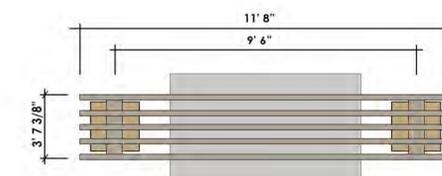
----- LOCATION OF ARBOR ON PLANS



SECTION



ELEVATION



PLAN

SCALE 3/8" = 1' 0"

TREES



ARBUTUS 'MARINA'



CERCIS CANADENSIS 'FOREST PANSY'



LAGERSTROEMIA INDICA 'NATCHEZ'



LAURUS 'SARATOGA'



PLATANUS RACEMOSA



QUERCUS AGRIFOLIA



ULMUS PARVIFOLIA 'DRAKE'

SHRUBS AND GROUNDCOVERS



ARCTOSTAPHYLOS 'DR HURD'



CALLISTEMON 'LITTLE JOHN'



CISTUS LADANIFER



CORREA X 'DUSKY BELLS'



ENCELIA FARINOSA



EUPHORBIA CHARACIAS WULFENII



GALVEZIA SPECIOSA



LANTANA CAMARA 'GOLD MOUND'



LAVATERA CLEMENTII 'BARNSLEY BABY'



LAVANDULA ANGUSTIFOLIA



PENSTEMON 'MIDNIGHT MASQUERADE'



PHLOMIS FRUTICOSA



POLYPODIUM CALIFORNICUM



RHAPHIOLEPIS INDICA 'PINK LADY'



ROSMARINUS OFFICINALIS 'BLUE SPIRES'



SALVIA CLEVELANDII



SALVIA SPATHACEA



VERBENA DE LA MINA

PROPOSED PLANT PALETTE

TREES

- ARBUTUS 'MARINA'
- CERCIS CANADENSIS 'FOREST PANSY'
- LAGERSTROEMIA INDICA 'NATCHEZ'
- LAURUS 'SARATOGA'
- PLATANUS RACEMOSA
- QUERCUS AGRIFOLIA
- ULMUS PARVIFOLIA 'DRAKE'

TYPE

- EVERGREEN ACCENT TREE
- DECIDUOUS ACCENT TREE
- DECIDUOUS ACCENT TREE
- EVERGREEN TREE
- DECIDUOUS SKYLINE TREE
- EVERGREEN OAK TREE
- PARTLY DECIDUOUS TREE

SIZE

- 24" BOX

SHRUBS

- ARCTOSTAPHYLOS 'DR. HURD'
- CALLISTEMON 'LITTLE JOHN'
- CISTUS LADANIFER
- CORREA X 'DUSKY BELLS'
- ENCELIA FARINOSA
- EUPHORBIA CHARACIAS WULFENII
- GALVEZIA SPECIOSA
- LANTANA CAMARA 'GOLD MOUND'
- LAVATERA CLEMENTII 'BARNSELY BABY'
- LAVANDULA ANGUSTIFOLIA
- PENSTEMON 'MIDNIGHT MASQUERADE'
- PHLOMIS FRUTICOSA
- POLYPODIUM CALFORNICUM
- RHAPHIOLEPIS INDICA 'PINK LADY'
- ROSMARINUS OFFICINALIS 'BLUE SPIRES'
- SALVIA CLEVELANDII
- SALVIA SPATHACEA
- VERBENA LILACINA 'DE LA MINA'

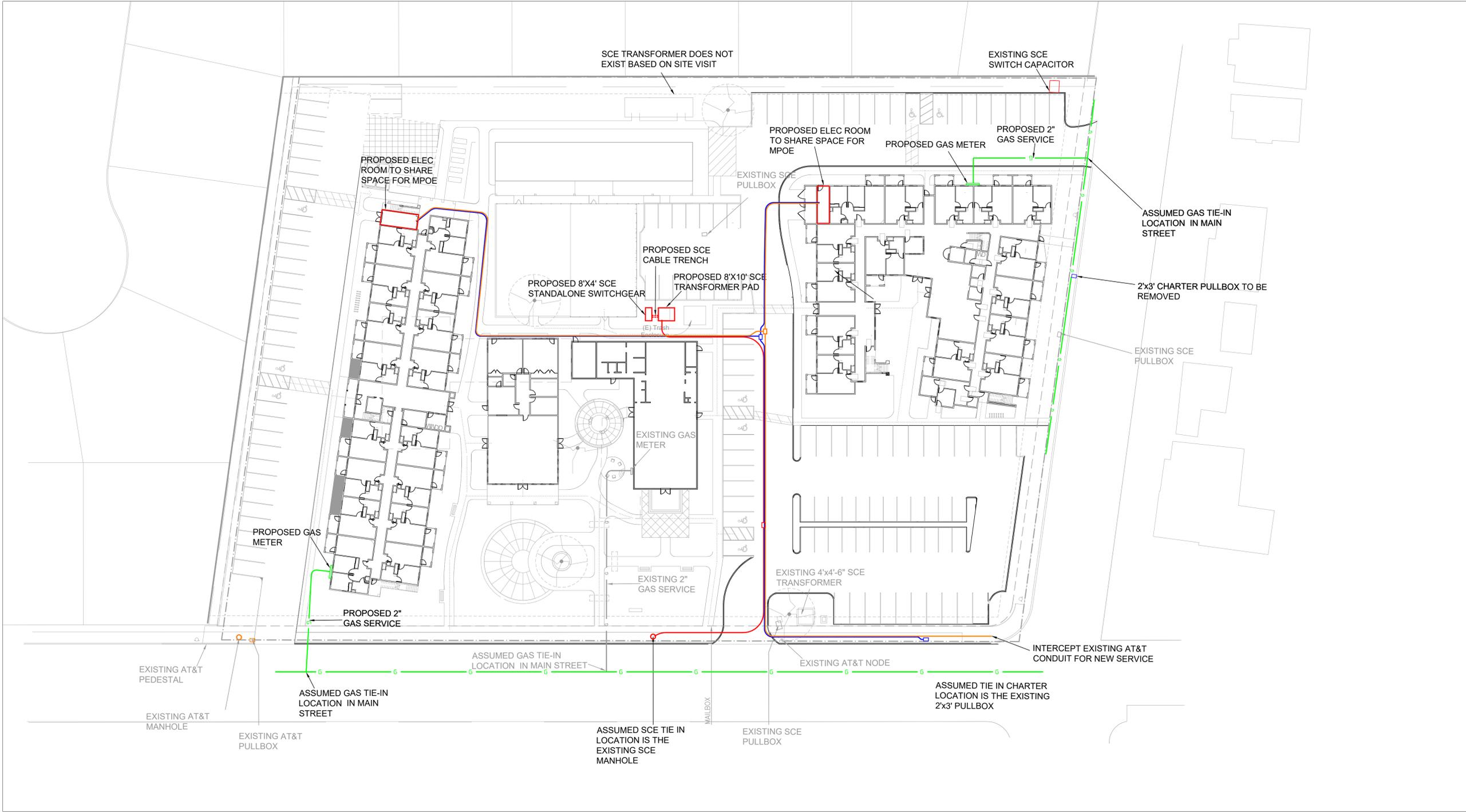
COMMON NAME

- DR. HURD MANZANITA
- LITTLE JOHN DWARF BOTTLEBRUSH
- GUM ROCKROSE
- CORREA 'DUSKY BELLS'
- BRITTLEBUSH
- MEDITERRANEAN SPURGE
- ISLAND SNAPDRAGON
- GOLD MOUND LANTANA
- LAVATERA 'BARNSELY BABY'
- ENGLISH LAVENDER
- MIDNIGHT MASQUERADE BEARDTONGUE
- JERUSALEM SAGE
- CALIFORNIA POLYPODY
- INDIAN HAWTHORN
- ROSEMARY
- CLEVELAND SAGE
- HUMMINGBIRD SAGE
- DE LA MINA VERBENA

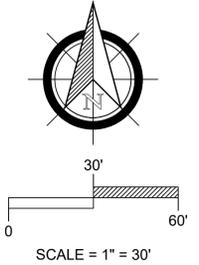
SIZE

- 1 GAL

CONCEPTUAL DRY UTILITY EXHIBIT



DRAFT ONLY
NOT FOR CONSTRUCTION



NO.	DISCRIPTION	DATE	BY

REVISIONS

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

MUROW
DEVELOPMENT CONSULTANTS
1151 Duryea Avenue • Irvine, CA 92614
Tel: 949-988-3270 • Fax: 949-988-3278

CONCEPTUAL DRY UTILITY COMPOSITE EXHIBIT		
Placentia Senior Living, Placentia, CA		
DRAWN BY: E.M.	PREPARED FOR: National Community Renaissance of CA	SCALE: 1"=30'
DESIGNED BY: E.M.	9421 Haven Ave	DATE: 08/26/2020
CHECKED BY: K.A.	Rancho Cucamonga, CA 91730	SHT NO.: 1 OF 1