

DESIGN REVIEW BOARD

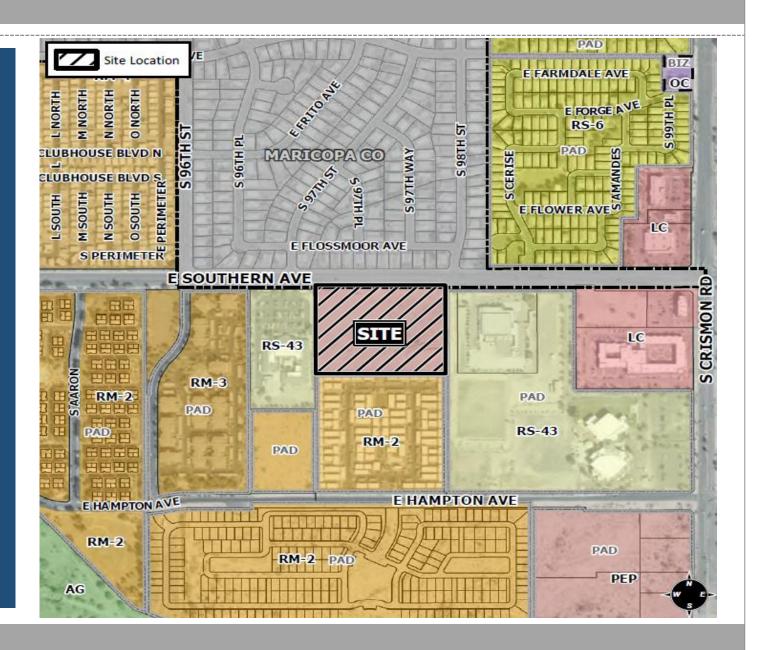


DRB20-00852

Location

 South of Southern Avenue

West of Crismon Road





Request

Design Review

Purpose

Allow for multiple residence

Site Photos



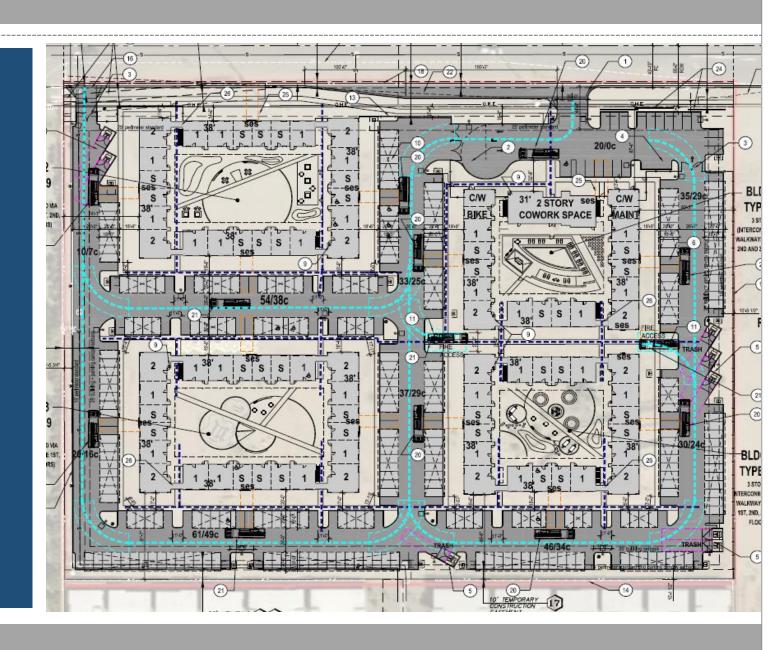
Looking southwest towards the site



Looking south towards the site

Site Plan

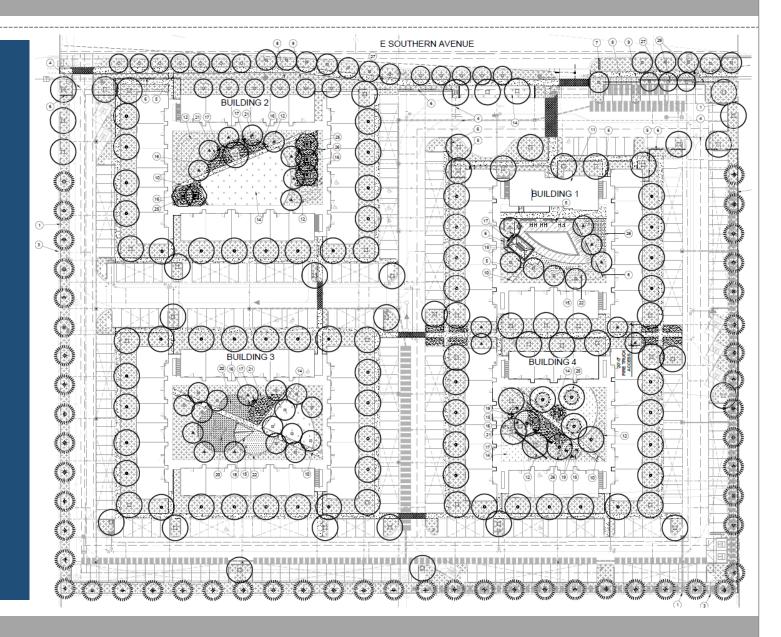
- 250 units
- Four 3-story buildings, amenity courtyard
- Access from Southern Avenue
- Parking between buildings



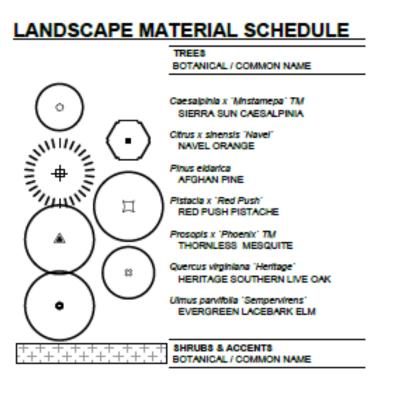
Landscape Plan

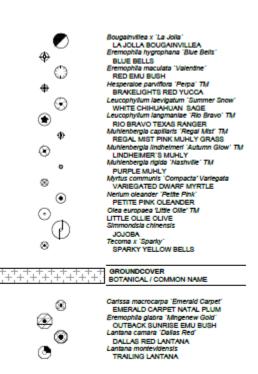


Landscape Plan



Plant Legend



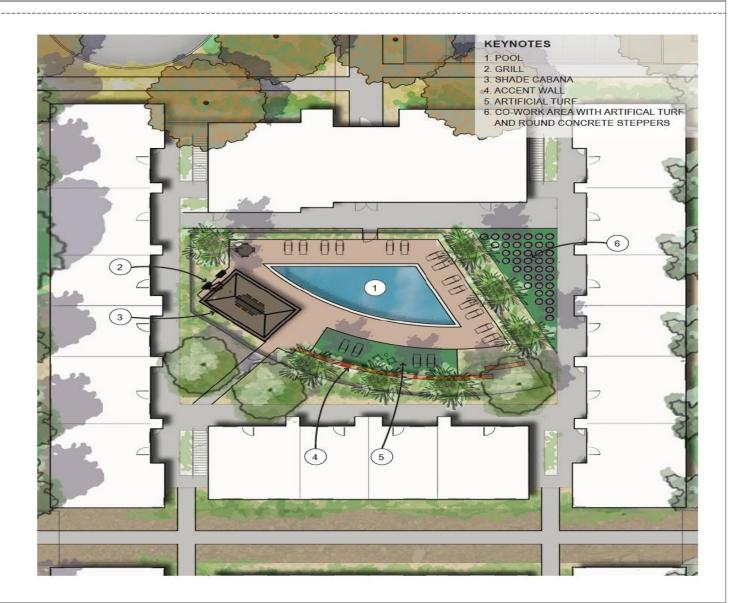


Cynodon Dactylon "MIDIRON"

MIDIRON BERMUDA GRASS

Decomposed Granite § Screened, 2" Depth,
Color: 'Carmel' from Rock Pros USA











Elevations – Building B.1





BUILDING B.1 EAST AND WEST ELEVATION



1 BUILDING B.1 NORTH AND SOUTH ELEVATION

Elevations – Buildings D.9





BUILDING D9 EAST AND WEST ELEVATION



 $\frac{2}{^{832}}$ BUILDING D9 NORTH AND SOUTH ELEVATION $_{977}$ $_{977}$ $_{1707}$

Elevations - Building A.1





BUILDING A1.2 EAST AND WEST ELEVATION



BUILDING A1.2 SOUTH ELEVATION

Elevations - Building A.1



Rendering



Color and Material Board



1.1 STC1: STUCCO, SAND FINISH TEXTURE WITH REVEALS AS SHOWN ON ELEVATIONS (UNCOLORED)

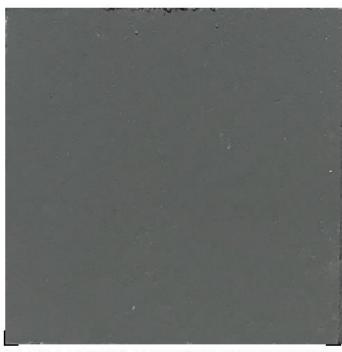


1.2 STC2: STUCCO, SMOOTH TEXTURE WITH REVEALS AS SHOWN ON ELEVATIONS(UNCOLORED)



1.3 STC3; STUCCO, HORIZONTAL RAKED TEXTURE WITH REVEALS AS SHOWN ON ELEVATIONS (UNCOLORED)

Color and Material Board



1.4 LS1: LAP SIDING, 10 3/4" EXPOSURE SMOOTH (RAW SAMPLE -UNCOLORED)

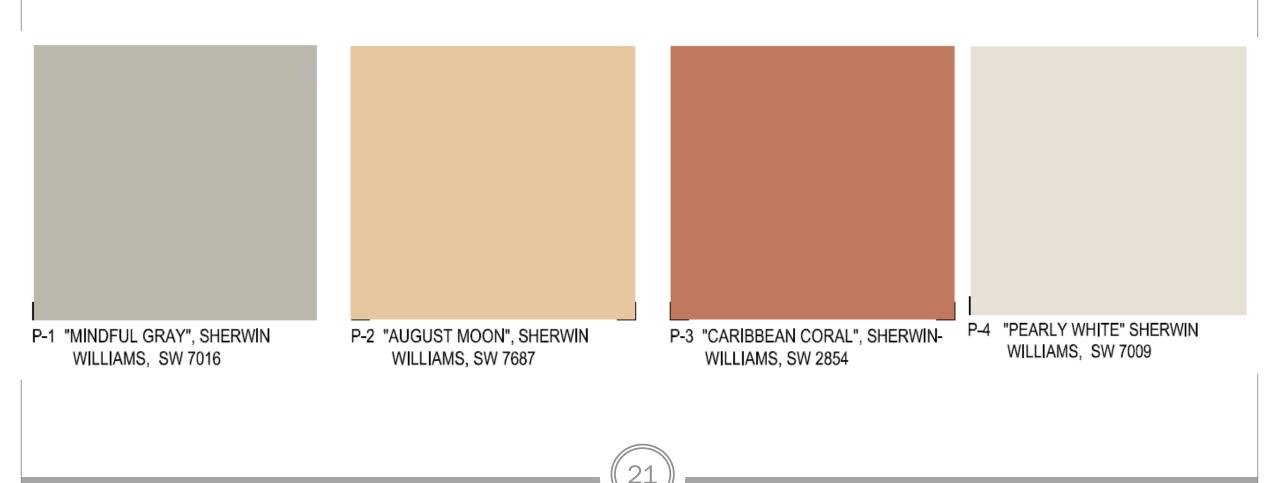


1.5 LS2: LAP SIDING, 4" EXPOSURE PATTERNED (RAW SAMPLE-UNCOLORED)

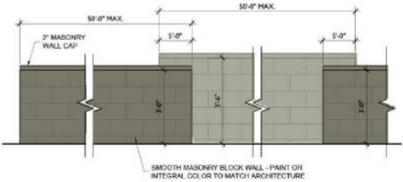


1.6 BLK1; CMU, 8X12X16 BLOCK, DARK GREY COLOR W/ RAKED GROUT JOINTS (DARK GREY)

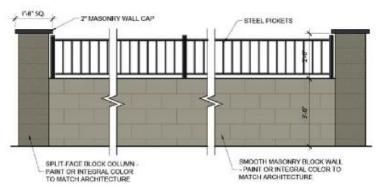
Color and Material Board



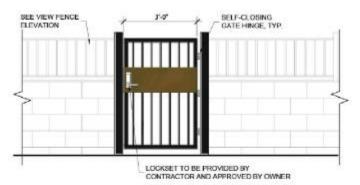
Site Details



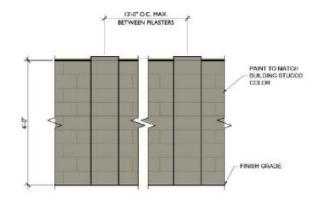
1 VEHICULAR SCREEN WALL
SCALE 1/2" = 1'-0"







2 EXTERIOR PEDESTRIAN GATE - ELEVATION



5 PERIMETER WALL
SCALE: 1/2"=1'-0"

Lighting

BESCRIPTION The Golf ear ** LED functioning delivers except and performance in a highly available. Low-profile closign. Patentics. In high efficiency Acculta Option** options provides another and neargy to except the intermediant is well-known, parting tasks, reached, building areas and selecting lighting applications. Pater and and LUUL. Listed the west to actions.

Cetalog#	Type
Project	
Comments	Osta
Proposed by	

SPECIFICATION FEATURES

Construction Extraded pluminum driver enclosure thermally isolated from Light Siqueens for optimal Process performance Heavy-skill, diset aluminum end cape endose housing and the cast aluminum heat siels. A unique, potent pending interfacting housing and hear sick provides scalability with experier etructural rigility. 2G y braillen reglad and rates. Optional too bless is province evaluate.

Optics technology. Optics are procledly designed to shape efficiency and application spacing. Acou USD Optics create consistant distributions with the scalability to meet costs trized applicatio togainements, Offered standard in 4000K (JJ. 2796) CCT 30 CRI.

Detional 3000K, S000K and 6000K

Electrical
LED drivers are mounted to removable tray assembly for size of markinson, 120-2779 sevent, 3470 4840 as 4800 4850 use with 480V Wys systems only. Standard with 0-107 dimenting. Shipped stay dast with Coope

maintenance expected at 65,000 hours, Available in standard 1A.

Shipped state death of the Cooper-Lighting Shiptimes proprietary climate module does good to withstant 18 May of transfer time aways. The College LED to module to exclude the opposition on HETC to ADTA settled a removed to the for appel about with a module to response to the control of the proprietation with a module to response to the control of the control of the control of the control proprietation with a module to the control of the control of the proprietation with a module to the control of the control of the proprietation of the control of the proprietation of the control of the proprietation of the control of the control of the proprietation of the control of the control of the proprietation of the control of the control of the proprietation of the control of the control of the proprietation of the control of the control of the control of the proprietation of the control of the control of the control of the proprietation of the control of the control of the control of the proprietation of the control of the control of the control of the proprietation of the control of the control of the control of the proprietation of the control of the control of the control of the proprietation of the control of the control of the control of the proprietation of the control of the

drive survert and optional fillfrat \$90mA and 1304 mA drive currents Mounting STANDARD ARM MOUNT Extracted at aris name arm includes internal both guides all owing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 130° apart, the EA extended arm

constitie, patent sending, quick mount are accommodates mount are accommodates modales et al. (a. 1.1. a. 1 Flouring finished in super durable TGIC polyester provider one point 2.5 mil nominal thickness for and weat, Heat sink is powder stors include black, bypned, prewhite, dark platinum and graphite metallic RAL and outtom color



McGraw-Edison

GLEON **GALLEON LED**

1-10 Light Square Salid State LED AREA (SITE LUMBANIE)











INSION DATA					
der vi s Espares	W.	Standard Arm Langth	D' Caritonal Arm Langth	Weight with fee	EPA with Arms 1 (Sq. Ft.)
	15101 CRitises	(Efficient)	10 ⁹ (200 (mm)	73 (10.6 hps.)	0.10
	21 00°	100mm	ST (idenni	100 (14)	1.00
	97-581 (2000)ni	Historie	(100 (1000)	54 (0.5 kgc)	1(87
	39-83	Warmer .	W .	40	112

(B) Project (178/most) (606/most) (30.60 mgs) (77/most) (178/most) **O** COOPER



9 63 CERTIFICATION DATA NERGY DATE

2Y, 4809 10Hu.

RESCRIPTION

The Estateon ** Wall LES aummann's appearance is component tow with the Galleon area and site luminative bringing a modern auchitescural style to Sylving applications. Plusible mounting options ascommodets will surface in both an upward and downward configuration. The Galleon family of LEO products deliver exceptional performance with patiented, high-offsierray AssaLEO Gatius **, providing uniform and energy contains lighting for parking lots, building and security lighting

SPECIFICATION PEATURES

Construction Construction
Driver endouve thermally
Isolated from optics for optimal
Energial performance. Heavy
wall aluminum housing de-cest. with integral external heat sinta rigidity and an IPBB rated flouring. Dynrad construction passes a 1.5G elbratics test to ensure mechanical integrity, UPUGHTING: Specify with the UPL aption to invested mount uplight housing with additional protections to maintain

Option Choice of Europea patented, high-efficiency AcoutED Optics. The optics are precisely designed to shape the distribution manimizing efficiency and application apacing. AssauLED Option create cons distributions with the scalability eet austorniced opplication increase. Officead grandlard in 4000K (4)- 276KI CCT and minimum 20 Cft. Quelewal 2000K, SAGEK

- 16-11-08" 1400mmi --

MODE MADE MOUNTING

(f) COOPER

and 6006E OCT. Greater than 90% lumen mointanance espected at 80,000 hours. Available in standard 1A drive current and optional 1206mA, 860mA, and 500mA drive DATESTS.

LSO drivers are required for ease of traintenance, 129-27TV 50/50Hz, 347V or 480V 66Hz

For east with 480V Wys systems only. Orivers are provided cmy, Orivers are provided standard with 0-19V denning. An eptional Desper Lighting Solutions preprintly range protection modular is excitating and designed to withstand 10V of transient line surge. The Gallete Wall LED kerninghe is suitable for consistion in office of the series. operation in -40°C to 40°C arriblest remarks. For applications with ambient temperatures. exceeding 40°C, specify the HA High Ambient option Emergency agrees options for 30°C ambient environments and occurance

--- 12-MF (200mm)

McGraw-Edison

Debling #	Type
Project	S6
Catalens	Debt
Programed by	

to 6" j-box or wall with the Gallean Wall "Hook-N-Lock" mechanism to quick installation. Secured with two captive compates restated black oxide costed after head set serves which are concealed but accessible from bettern of fodure.

Housing finished in super durable TGIC polyester conder cost TBC polyeater position coat pain; 25 mil rominal thickness for superior protection regime to some one protection regime to an extended black, locate, grey, write, dark plasham and graphic metallic. IBA, and custom color resolution. IBA, and custom color resolution solutions of protections are protected for the protection. McGrew-Edison Architectural Calore brachurs for the complete



GWC GALLEON WALL

1-2 Light Squares Rolled State LED WALL MOUNT LUMBUREE

WaveLinx





CENTIFICATION DATE

EMERGY DATA LED-STRY SORORO METAL RESILENCE

SHIPPING DATA

The fairs burillook LID Downlight (SLID Incorporates Havebheam technology to create an uther-loss portion surface recording homitare with performance and loss of a traditional developm. SLID in designed traces. And may also entirely a traditional developm. SLID in designed traces. And may also entirely in "and "C. C. and Revi C. mosted housings." Surface for existential or commercial installations. Joseph to the surface of frozeings." Butteble for residential or commercial installations, I deal for closets, storage areas, etics and besements. Compliant with MFR-79. NEC Section 410.16 (AIZ) and 410.16 (C)(6).

EPECIFICATION FEATURES CONSTRUCTION

 Dio cast pluminum tryn ring, and iretalistion system for banction. dis formed size rum framo ornes

• Weedings ** technology

WareStream ** technology provides uniform luminance them a law profile flat lens
 Ascuring ** optics provide disectional control for the

"cone-of-light" beam distribution of a tracitional downlight.

• Precision molded lens features high transmission polymer with UV seabilized protecting film

DESIGNERTRIMS Accessories isold separately) SLD designer trims are accessory rings that attach to the SLD for a permanent finish," Meter to SLD eccessories specification sheat for detaile.

* Marita (Promisedo) Sotin Nickel
 Tuecon Bronze

SLD accessory trims attach with permanent adhesion and are not intentioning public after installation. ELECTRICAL JUNCTION BOX

ELECTRICAL JURIC Increase
MOUNTING
SID used in used in conspilate
SID used in used SLD may be used in compatible electrical junction boses in direct pontsot with insulation including spray foarn invalation.
 Sultable for insulations in snaw, 3-1/2" and 4" square, octagon.

and round electrical junction Note: Driver consumes 3 public

Note: Driver consumer 3 cubic inches of junction box • Installer must ensure competfallity of fit, wiring and proper mounting in the electrical junction one. This includes all applicable national and local alastrinal and

(COOPER

BESCRIPTION

box mutalistics . Tilbourdet sellih Rico Nill redi

RECESSED HOUSING MOUNTING May be installed in IC recessed housings in direct contact with

Note: Not for use in recessed housings in direct contact with spray fearn insulation, Refer to NEMA LSD 97-2013

Tersion Spring 5" & 6" Optional procision formed to spring bracket bit is included The torsion springs actual on the fearer to fit 5" or 6" conspetible
 Hard LED serialized lessing and

Priction Blade 5" h 6" Optional pracision formed friction blades included for retrott in 5" and 5" incasings

ELECTRICAL CONNECTIONS without toraion spring mounting Junction Box . Priction blade design aflows the Compatible with 2-1/9" x 2" and SLD to be installed in any position within the housing sperture (360 degrees) 4" x 1-1/2" deep round, equate and octagon broke (2-1/8" cleep

 CRI options: 80 and 80
 B0 CRI san be used for Catifornia Title 24 compliance/ estitled to Title 29. - 80 CRI san he weed to comp with California Title 24 Non-Residential Lighting Controls as a LED furnisaire.

screw-base adapter provides capability for retroils* • LED consector is a non-NARRANTY Dooper Lighting Belutions provides a five year limited wamenty on the SERVED

MUST BE DAME LABEL OR WEATHERPROOF

LED CHROMATICITY

* Proprietary Slot-N-Lock quick

. A tight observations assocification ensures LED color unit sustainable Color Rendering Index (CRI) and Completed Color Terroproture (CCT) over Index (OH) and Correlated Color Temperature, (OCT) over the secfal life of the LED LED shrometody of 3 500M

+ LED th enneeds ENERGY STAF enior standards per ANSI. + 90 CSU model features had

boxes recommended)
• Supply Wire Adepter with LED

Servic LED Housings

LED Connector meets California
Title 24 high-efficacy luminoire

wisnessed as a non-screw base

The included E26 Ednon

quick connector included

Recessed Housings Halo 5" HS50 Series and 5" H750

solor performance with RD greater than St.

• Every Hate LEU is quality tested. measured, and scriplized in a

permanent record to register turnins, wattage, CRI and CCI SLD6129xxWH measurement ensures safer and lumen consistency on a

2700K, 2000K, 2500K,

SLD 1200 Series

2700K, 3000K, 3500K

SLD6128xxWH

80CR

9008

and 4000K

HALO

S7

6" Surfece LED Downlight ligh Lumon 1200 Series

Sultable for

ceiling or wall extrical junction boxes Suitable for

5" & 6" recessed housing retrofit IC, Non-IC & AIR-TITE**)

ENERGY DATA

	8009	16 CN	
CATEGOR TARREST	1110	100	
hyut hithigi	1100	198	
Progunitz	309016	3000019	
Report Couriers	930A	483	
legal Pioner	HER	18.53	
Ottokny HOOK redes	12 year	H IV	
10.	+ 99%.		
Pares Fadei	1036		
TAttest	-90 - 14EFG		
Speed Felling	Dank.		

NOMENCLATURE

SLDGIZA36 WH 612 = 6" SLD 1200 Serios 6 = >50 CPI 30 = 3000K Witi = Made White

T0618013EN

SURFACE MOUNTED SITE LIGHT FIXTURE CUTSHEET A6.3 Scale: NTS

210

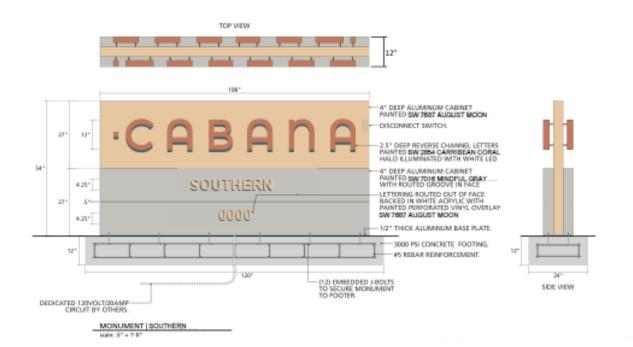








Signage





ILLUMINATED NIGHT VIEW

Airguni Mescu

Mindful

Design Guidelines

	Section 11-5-5
√	Thoughtful identity and amenity features
✓	Massing and scale
✓	Engagement with Southern Avenue
✓	Min. 75% primary exterior building materials
✓	Min. 2 materials, 25% coverage each

Findings

Findings

Staff welcomes any feedback



DESIGN REVIEW BOARD