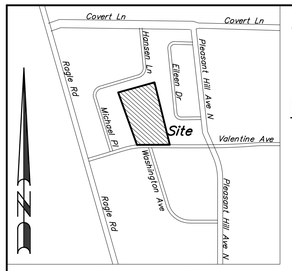
8100 VALENTINE AVENUE DEVELOPMENT - VESTING TENTATIVE MAP PACKAGE

8100 Valentine Avenue, Sebastopol, California

APN 004-510-054



Location Map
not to scale

APPLICANT

Grupe Investment Company, Inc.
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Stockton, CA 95219
(209) 473-6010

ENGINEER

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LANDSCAPE

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SHEET INDEX

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General Notes

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in October and November of 2025.

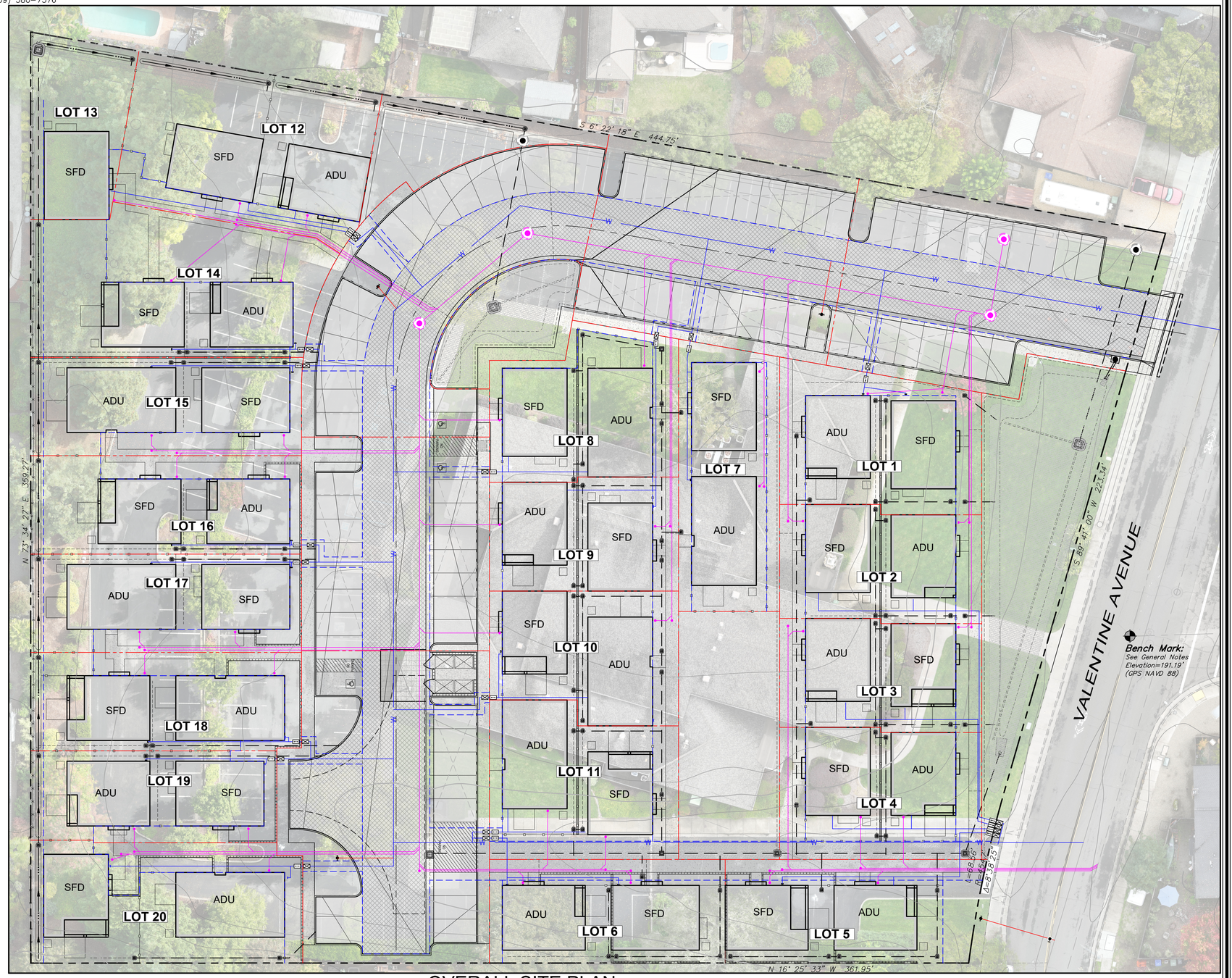
Bench Mark: *Found 2 BD Punch in Well, Adobe Associates, Inc. Control Point #101, as shown hereon. Elevation = 191.19' This elevation is on a GPS Derived NAVD88 based upon static GPS measurements collected November, 2025.*

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		LOT LINE
		NEW EASEMENT LINE
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		WATER SERVICE / WM
		WATER SERVICE / RPBP
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
		DRAINAGE SWALE
		DAYLIGHT LINE
300	300	INDEX CONTOUR
299	299	INTERMEDIATE CONTOUR
		DOMESTIC WATER
		FIRE WATER
		SANITARY SEWER

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	MAX	MAXIMUM
AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
AD	AREA DRAIN	NTS	NOT TO SCALE
ADU	ACCESSORY DWELLING UNIT	OHW	OVERHEAD WIRE
APN	ASSESSORS PARCEL NUMBER	PAE	PRIVATE ACCESS EASEMENT
BFP	BACKFLOW PREVENTOR	PL	PROPERTY LINE
BLDG	BUILDING	PUB	PUBLIC
BM	BENCHMARK	PVSE	PRIVATE STORMDRAIN EASEMENT
CB	CATCH BASIN	PAUE	PUBLIC ACCESS & UTILITY EASEMENT
CL	CLASS	PVT	PRIVATE
CV	CHECK VALVE	RCE	REGISTERED CIVIL ENGINEER
℄	CENTERLINE	RPBD	REDUCED PRESSURE BACKFLOW DEVICE
CO	CLEANOUT	R/W	RIGHT OF WAY
DDCV	DOUBLE DETECTOR CHECK VALVE	S	SLOPE
DI	DROP INLET	SAD	SEE ARCHITECTURAL DRAWINGS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DW	DOMESTIC WATER	SLP	SEE LANDSCAPE PLANS
DWY	DRIVEWAY	SF	SQUARE FEET
EASE	EASEMENT	SFD	SINGLE FAMILY DWELLING
EG	EXISTING GROUND	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EL	ELEVATION	SSP	SEE STRUCTURAL PLANS
EX	EXISTING	STA	STATION
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	SWE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SL	STREET LIGHT
FS	FINISHED SURFACE	TW	TOP OF WALL
FW	FIRE WATER	TC	TOP OF CURB
GR	GRATE	TYP	TYPICAL
IG	INVERT GRADE	W	WATER
LF	LINEAR FEET	WM	WATER METER
		WE	WATER EASEMENT
		WS	WATER SERVICE



OVERALL SITE PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

Revisions			
No.	Date	Description	Approved

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"A Service You Can Count On!"

Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

REGISTERED PROFESSIONAL ENGINEER CASEY RHEA TALBOT No. C91962 Exp. 3/31/2027 CIVIL STATE OF CALIFORNIA

VESTING TENTATIVE MAP
VALENTINE AVENUE
TITLE SHEET

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN

Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet
C1.0
1 of 9 Sheets
Job 25213

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SITE INFORMATION

SITE AREA: 2.96 ACRES

PROPOSED PARKING: 83
- REGULAR STALLS (9' X 18'): 80
- ADA STALLS: 3
- CARPORT SPACES: 54 (39 EV SPACES)
- UNCOVERED SPACES: 29

EXISTING & PROPOSED ZONING: RR

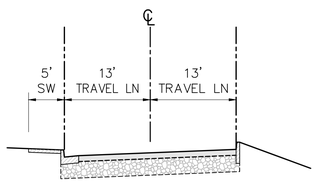
HIGH FIRE SEVERITY ZONE: NO

PROTECTED TREES TO REMAIN (TAG NOs) *:
t20, t21, t22, t24, t25, t26, t27, t32, t40, t47, t48, t52

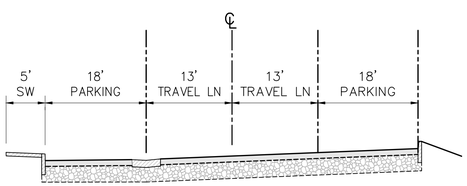
PROTECTED TREES TO BE REMOVED (TAG NOs) *:
t23, t28, t29, t30, t31, t41, t53,

NON PROTECTED TREES TO BE REMOVED (TAG NOs) *:
t10, t11, t12, t13, t14, t15, t16, t17, t18, t19, t33, t34, t35, t36, t37, t38, t39, t42, t43, t44, t45, t46, t49, t50, t51, t55, t56

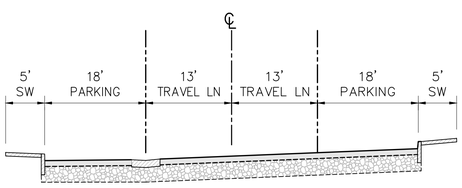
*REFERENCE ARBORIST REPORT "TREE INVENTORY REPORT" PREPARED BY JOHN C. MESERVE, DATED DECEMBER 4, 2025.



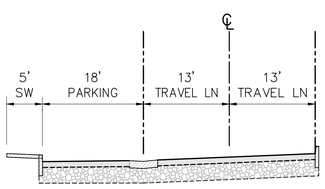
A MAIN DRIVEWAY - NO PARKING
NTS



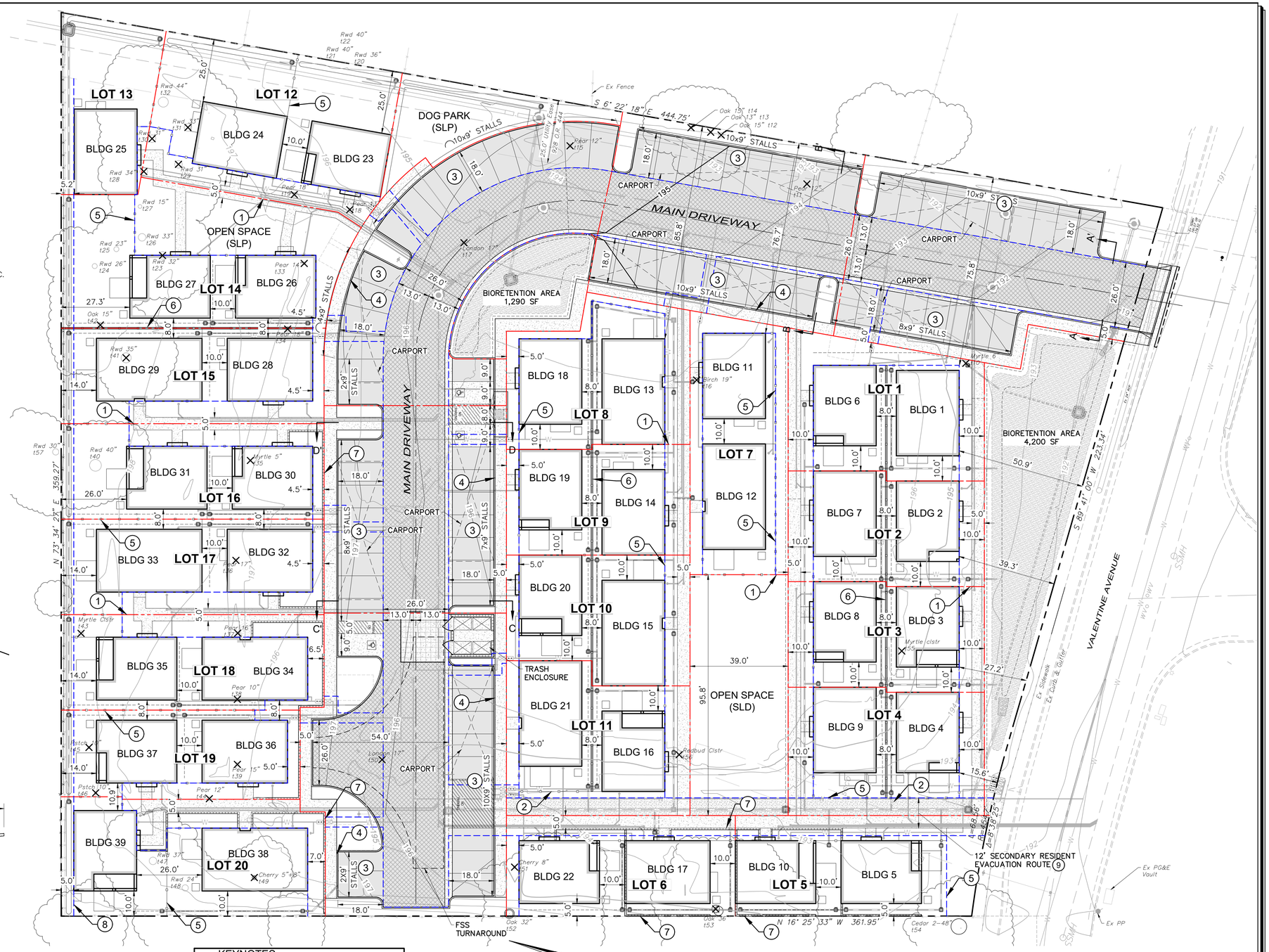
B MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)
NTS



C MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)
NTS



D MAIN DRIVEWAY - WITH PARKING
NTS



KEYNOTES

1. PROPOSED LOT LINE
2. PROPOSED PRIVATE ACCESS & UTILITY EASEMENT (PAUE)
3. 9-FT STREET PARKING
4. MONOLITHIC SIDEWALK (5')
5. 6-FT SIDEYARD FENCE (SLP)
6. 1-FT (MAX) KICKER WALL
7. 2.5-FT (MAX) LANDSCAPE WALL
8. PRIVATE STORMDRAIN EASEMENT (PVSE)
9. THIS ROUTE IS A DEVELOPER ELECTED ADDITION RATHER THAN A MANDATORY INSTALLATION REQUIREMENT.

SITE LAYOUT

20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'

DEMOLITION LEGEND:
12" LO — EX TREE TO BE REMOVED

HATCHING LEGEND:
- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

No.	Date	Revisions Description	Approved

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VESTING TENTATIVE MAP
VALENTINE AVENUE
SITE LAYOUT & TYPICAL SECTIONS

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet C2.0
2 of 9 Sheets
Job 25213

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Vesting Tentative Map

For Condominium purpose of a 20 Lot Subdivision:

39 Residential Units

8100 Valentine Avenue, Sebastopol

Assessor's Parcel Number 004–510–054

CURRENT ZONING

R–4 (Medium Density Residential)

SITE INFORMATION

SITE AREA: 2.96 ACRES

SMALL LOT REQUIREMENTS:

MINIMUM LOT SIZE:	1,500 SF
MINIMUM LOT WIDTH:	50 FT (INTERIOR) 60 FT (CORNER)
MINIMUM YARD SETBACK:	10 FT (REAR YARD) 15 FT (FRONT YARD) 4 FT (SIDE YARD) 15 FT (STREET SIDE YARD)

PROPOSED PARCELS: 9

PARCEL A (7,800 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL B (7,207 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL C (7,480 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL D (5,980 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL E (9,110 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL F (3,734 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL G (1,745 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL H (1,882 SF):	COMMON AREA (COMMUNITY HOA)
PARCEL I (5,336 SF):	COMMON AREA (COMMUNITY HOA)

PROPOSED RESIDENTIAL LOTS: 20

SMALLEST LOT SIZE:	2,501 SF (LOT 13)
LARGEST LOT SIZE:	5,902 SF (LOT 14)
AVERAGE LOT SIZE:	3,758 SF

EXISTING & PROPOSED ZONING: R–4

HIGH FIRE SEVERITY ZONE: NO

SURVEYOR/ENGINEER:

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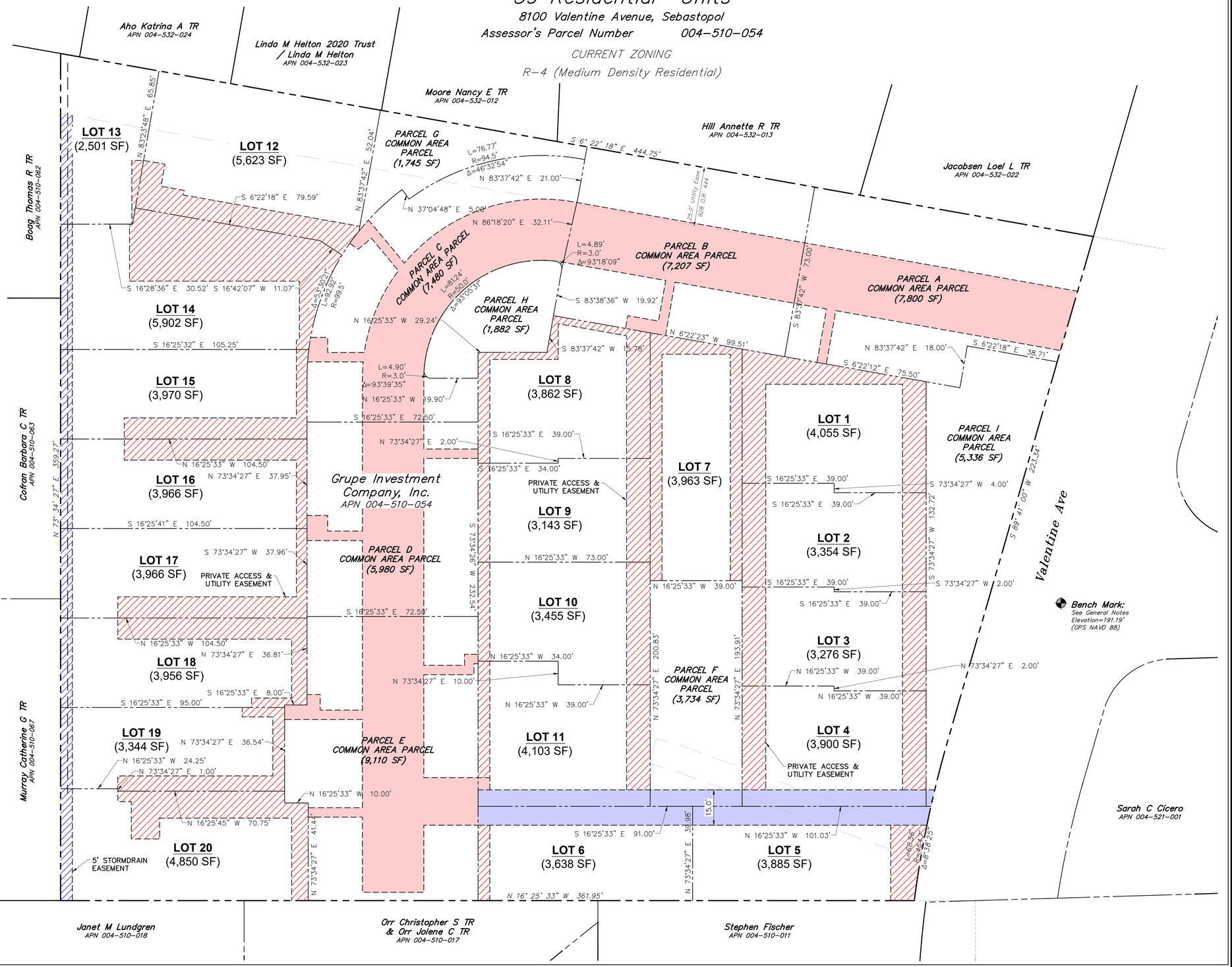
HATCHING LEGEND:

- PRIVATE ACCESS & UTILITY EASEMENT
- PRIVATE STORMDRAIN EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC WATER & SECONDARY RESIDENT EVACUATION EASEMENT

ABBREVIATIONS

AE	ACCESS EASEMENT
APN	ASSESSORS PARCEL NUMBER
BM	BENCHMARK
CITY	CITY OF ST. HELENA
℄	CENTERLINE
DN	DOCUMENT NUMBER
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
R/W	RIGHT OF WAY
WE	WATER EASEMENT



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VESTING TENTATIVE MAP
VALENTINE AVENUE
VESTING TENTATIVE MAP
8100 Valentine Avenue
Sebastopol, California
APN 004–510–054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM,JL
Checked by: AP,CT

Sheet C2.1

3 of 9 Sheets
Job 25213

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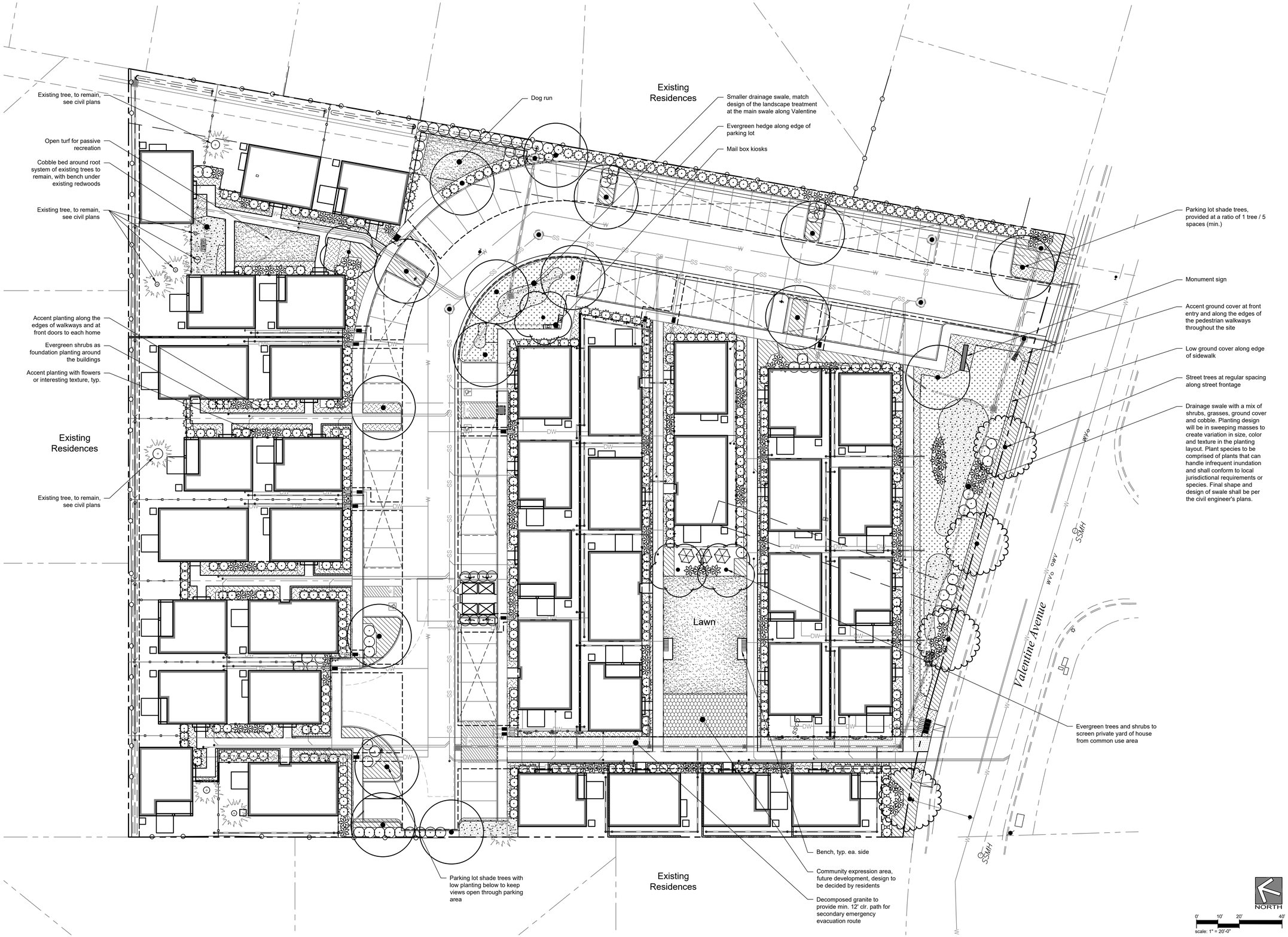


Sam Harned Landscape Architect
PO Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal:

LICENSED LANDSCAPE ARCHITECT
SAMUEL SCOTT HARNED, III
Number 5081
Expiration 12/31/26
31 MAR 2026
Date
STATE OF CALIFORNIA

Prepared for:

Grupe Investment Company, Inc.
3255 West March Lane
Suite 400
Stockton, CA 95219

Project:

VALENTINE AVENUE HOUSING

8100 VALENTINE AVENUE, SEBASTOPOL, CA

Revision:

No.	Desc.	Date

Date:	31 August 2026
Drawn:	RSH
Checked:	RSH
Project No.:	25-55
Scale:	none

Sheet:

Preliminary Landscape Plan

L1

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS. The majority of the plant species provided in the preliminary plant palette are California Native and all area water-conscious species.

LANDSCAPE AREA CALCULATIONS

Total Site Area:		128,997 sf.
Total Landscape Area:		28,238 sf.
Planter Area:	17,302 sf	
Lawn:	3,275 sf.	
Bioswale:	7,661 sf	
Percentage of Total Site as Landscape:		22 %

PARKING LOT TREE REQUIREMENTS

Number parking spaces:	85
Req'd trees (1 tree per 5 parking spaces):	17
Trees Provided:	17

WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

	Reference Evapotranspiration			42.0 in/yr	$ETAF_{reg}$	Maximum Allowed ETAF		0.55
APPENDIX B WORKSHEET	**Hydro-zone** (see desc. below)	**Plant Factor (PF)**	**Irrigation Method**	**Irrigation Efficiency (IE)**	**ETAF (PF/IE)**	**Landscape Area (sq. ft.)**	**ETAF x Area**	**Estimated Total Water Use (ETWU)**
	Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers							
	Lawn	0.70	Spray	0.75	0.93	3,275 sf	3,056.67	79,596 gals
	Shrubs, Moderate	0.40	Drip	0.81	0.49	2,798 sf	1,381.73	35,980 gals
	Shrubs, Low	0.30	Drip	0.81	0.37	14,504 sf	5,371.85	139,883 gals
	Bio-swale	0.40	Drip	0.81	0.49	7,661 sf	3,783.21	98,515 gals
					Sub-totals	24,963.00	10,536.79	353,974 gals
	Special Landscape Areas ("SLA")							
	SLA1				1.00	0 sf	0.00	0 gals
					Sub-totals	0 sf	0.00	0 gals
		Total Landscape Area (RLA+SLA)				24,963 sf	10,536.79	
							ETWU Total	353,974 gals
		Maximum Allowed Water Allowance (MAWA)						357,520 gals
MAWA	**MAXIMUM ALLOWABLE WATER CALCULATION** ("MAWA")							
	MAWA =	(ETo)	(0.62)	[(ETAF	x LA) +	((1-ETAF)	x SLA)]	
	357,520 gal/yr	42.0 in/yr	0.62	0.55	24,963 sf	0.45	0 sf	
ETAF	ETAF CALCULATIONS							
	Regular Landscape Area (RLA) ETAF			Max Allowed ETAF				
	Total ETAF x RLA		10536.79					
	Divided by Total RLA		24,963 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO			
	Average ETAF (RLA)		0.42	0.55				

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES							
		PARKING LOT SHADE TREE Medium to large tree with spreading canopy		16			
	PRU LYO	Prunus ilicifolia lyonii	Catalina Cherry		24" box	25`	Low
	QUE AGR	Quercus agrifolia	Coast Live Oak		24" box	50`	Very Low
		MEDIUM SHADE TREE Medium sized shade tree with interesting branch pattern or form, for shading pedestrian use areas		4			
	CER OCC	Cercis occidentalis	Western Redbud		24" box	20`	Low
	CER BET	Cercocarpus betuloides	Mountain Mahogany		24" box	20`	Low
	CHI LIN	Chilopsis linearis	Desert Willow		24" box	20`	Low
		STREET TREE Medium to large tree with spreading canopy.		4			
	QUE AGR	Quercus agrifolia	Coast Live Oak		24" box	50`	Very Low
	SEQ SEM	Sequoia sempervirens	Coast Redwood		24" box	50`	High
SHRUBS							
		ACCENT SHRUB Medium size shrub, 30"-60", with flowers or interesting foliage and form, for focal point planting		120			
	Ach mil	Achillea millefolium	Common Yarrow		5 gal.	2`	Low
	Azalea	Azalea spp.	Azalea		5 gal.	3`	Moderate
	Epi hum	Epilobium canum	California Fuchsia		5 gal.	3`	Low
	Leu hyb	Leucadendron x 'Jester'	Jester Conebush		5 gal.	5`	Low
	Sal po4	Salvia x 'Pozo Blue'	Pozo Blue Sage		5 gal.	4`	Low
	Tri woo	Trichostema lanatum	Woolly Blue Curls		5 gal.	5`	Low
	Ver lil	Verbena lilacina 'De la Mina'	De la Mina Lilac Verbena		7 gal.	5`	Low
		BACKGROUND / BUFFER SHRUB Medium to large shrub, 5`-7`, for background and buffers		3			
	Arc thh	Arctostaphylos x 'Howard McMinn'	Howard McMinn Manzanita		5 gal.	8`	Low
	Cea con	Ceanothus x 'Concha'	Concha Wild Lilac		5 gal.	6`	Low
	Fra cal	Frangula californica	California Coffeeberry		5 gal.	7`	Low
	Myr cal	Myrica californica	Pacific Wax Myrtle		5 gal.	6`	Moderate
		EVERGREEN / HEDGE SHRUB Medium size evergreen shrubs, for massing, foundation planting, and borders		346			
	Arc sen	Arctostaphylos densiflora 'Sentinel'	Sentinel Vine Hill Manzanita		5 gal.	7`	Low
	Car cal	Carpenteria californica 'Elizabeth'	Bush Anemone		5 gal.	4`	Low
	Mah aqu	Mahonia aquifolium	Oregon Grape		5 gal.	3`	Low
	Wes mor	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary		5 gal.	4`	Low
		VINE Clinging or twining vine for covering walls and fences		4			
	Clem	Clematis spp.	Clematis		5 gal.	8`	Moderate
	Har vio	Hardenbergia violacea	Lilac Vine		5 gal.	8`	Moderate
		INFILL SHRUB Medium size shrub, 30"-48", for mass plantings mid-ground planting		82			
	Arc dou	Arctostaphylos x 'John Dourley'	John Dourley Manzanita		5 gal.	4`	Low
	Arc sns	Arctostaphylos x 'Sunset'	Sunset Manzanita		5 gal.	5`	Low
	Ros tus	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		5 gal.	4`	Low
	Sal api	Salvia apiana	White Sage		5 gal.	4`	Low
	Teu fru	Teucrium fruticans	Bush Germander		5 gal.	4`	Low
		ESPALIER		8			
	Cea har	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac		15 gal.	per plan	Low
	Fre cal	Fremontodendron x 'Ken Taylor'	Ken Taylor Flannel Bush		15 gal.	per plan	Low
GROUND COVERS							
		ACCENT GROUNDCOVER Low ground cover planting, 12"-24", with flowers or intesting foliage or texture, for focal planting		5,286 sf			
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	51	1 gal.	60"	Low
	Esc cal	Eschscholzia californica	California Poppy	81	1 gal.	24"	Low
	Heb spp	Hebe spp.	Hebe	135	1 gal.	30"	Moderate
	Heu max	Heuchera maxima	Island Alum Root	134	1 gal.	36"	Low
	Mon rus	Monardella villosa 'Russian River'	Russian River Coyote Mint	172	1 gal.	30"	Low
	Sal bee	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	83	1 gal.	48"	Low
		EVERGREEN GROUND COVER Low growing ground cover, 6"-20", for masses and foreground planting		3,636 sf			
	Arc rey	Arctostaphylos uva-ursi `Point Reyes`	Point Reyes Kinnikinnick	58	1 gal.	48"	Low
	Arc ecp	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	58	1 gal.	42"	Low
	Bac pig	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	46	1 gal.	60"	Low
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	34	1 gal.	60"	Low
		LAWN Sod, for passive recreation		3,275 sf			
	Tur bol	Turf Sod Bolero Plus	Fescue blend	3,275 sf	sod		SLA
		COBBLE Rounded cobble, for use at drainage ways and as inert ground cover near existing trees to remain		2,130 sf			
		COMMUNITY EXPRESSION AREA Future development area for residents-use, to be provided by the HOA at complete build-out.		780 sf			
		BIO-SWALE PLANTING Plants for use at bio-swales. Species selected for ability to withstand infrequent inundation. Species shall conform to jurisdictionall standards and requirements.		3,209 sf			
	Car tum	Carex tumulicola	Foothill Sedge	74	1 gal.	36"	Low
	Dia var	Dianella tasmanica 'Variegata'	Variegated Flax Lily	41	1 gal.	42"	Moderate
	Jun pat	Juncus patens	California Gray Rush	111	1 gal.	36"	Low
	Muh rig	Muhlenbergia rigens	Deer Grass	33	1 gal.	60"	Low
	Spi awt	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	13	1 gal.	60"	Moderate
		DECOMPOSED GRANITE Decomposed granite paving to meet fire department requirements for access.		1,183 sf			

Sam Harned Landscape Architect
PO Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal:

LICENSED LANDSCAPE ARCHITECT
SAMUEL HARNED, LLC 5361
Expiration
12/31/26
31 Rev. Code
Date
STATE OF CALIFORNIA

Prepared for:

Grupe Investment Company, Inc.
3255 West March Lane
Suite 400
Stockton, CA 95219

Project:

VALENTINE AVENUE HOUSING

8100 VALENTINE AVENUE, SEBASTOPOL, CA

Revision:

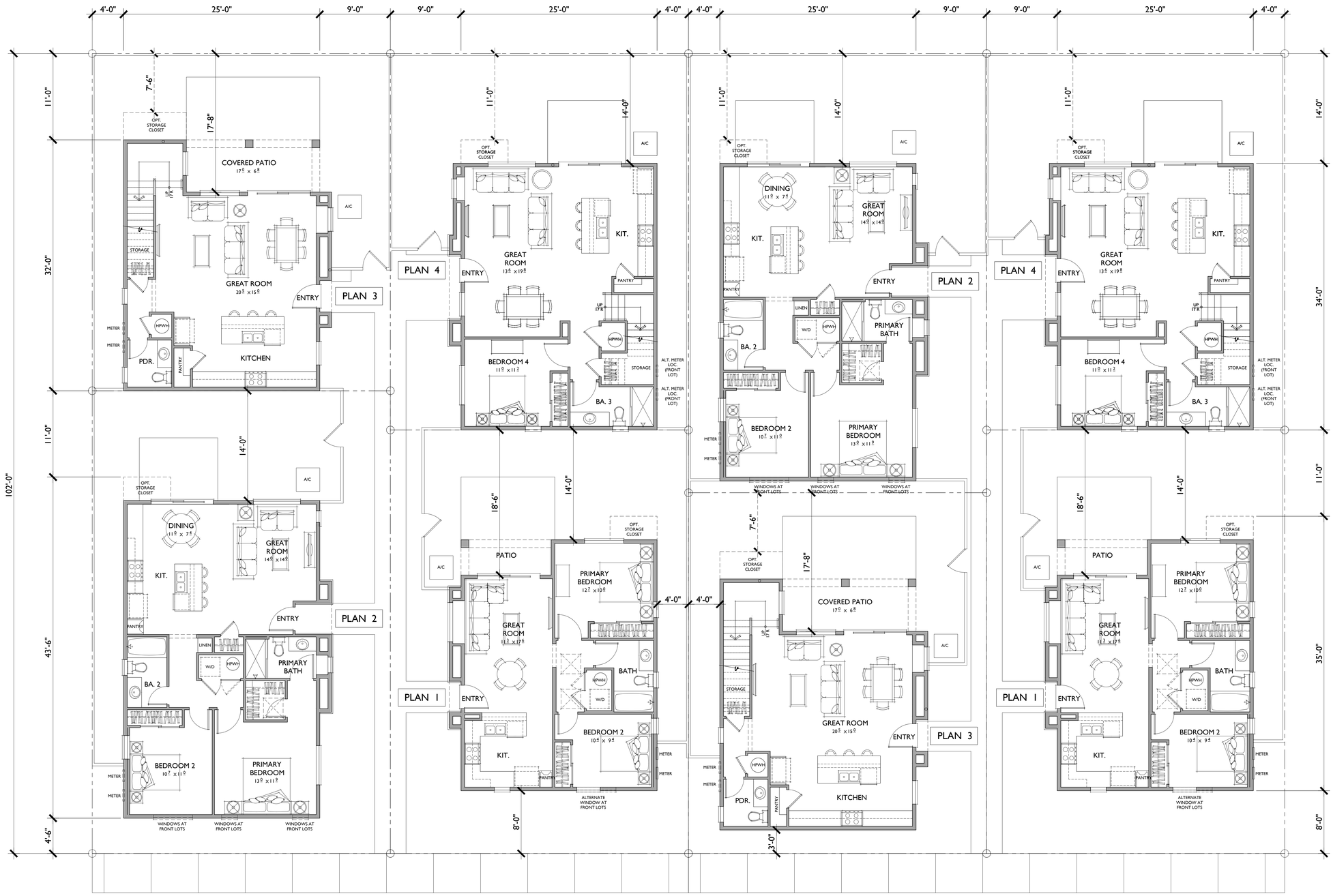
No.	Desc.	Date

Date:	31 August 2026
Drawn:	RSH
Checked:	RSH
Project No.:	25-55
Scale:	none

Sheet:

Preliminary Landscape Plan

L2



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VALENTINE AVE.

CONCEPTUAL CLUSTER LAYOUT

Sebastopol, California | 859.25270 | 05.07.2026

12 6 2 0

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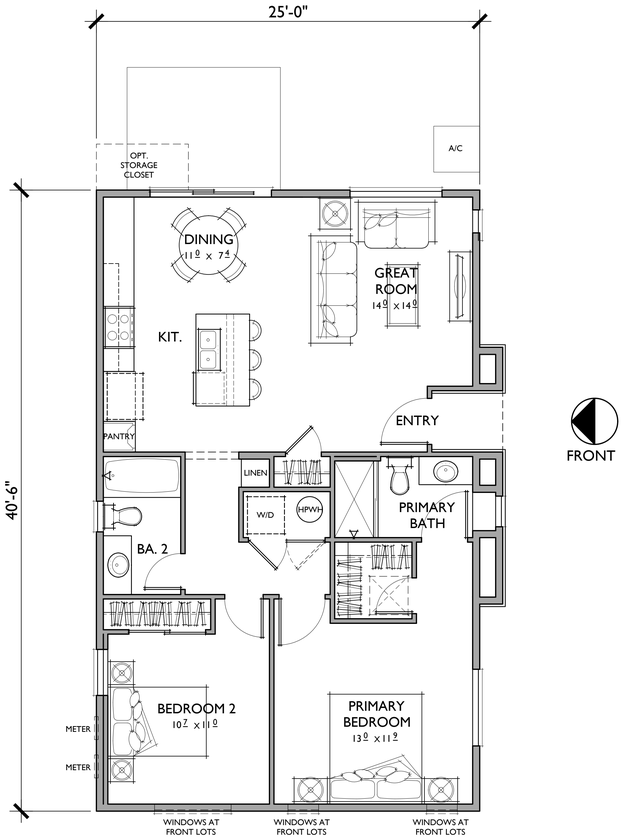
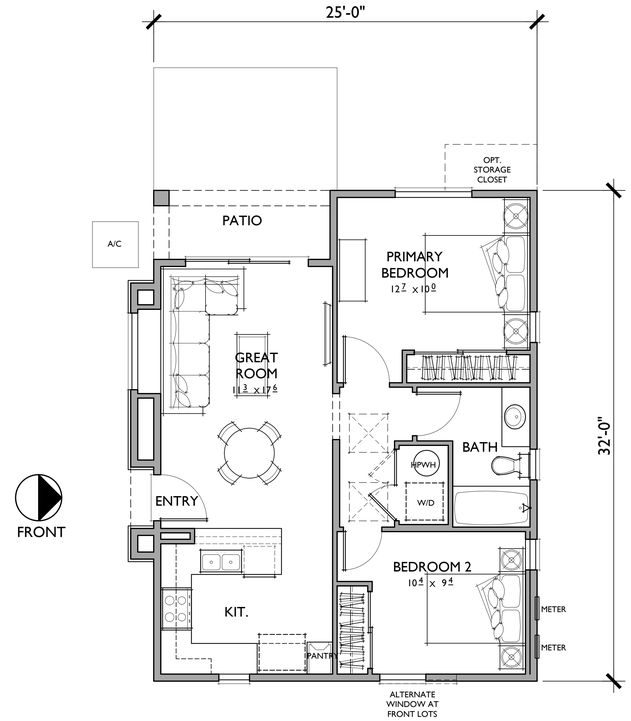


PLAN 2

2 BEDROOMS / 2 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	**1,000 SQ. FT.**
COVERED PATIO	N/A
PORCH	13 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 1

2 BEDROOMS / 1 BATH

FLOOR AREA TABLE	
TOTAL LIVING	**748 SQ. FT.**
COVERED PATIO	52 SQ. FT.
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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VALENTINE AVE.

UNIT FLOOR PLANS

8 4 2 0

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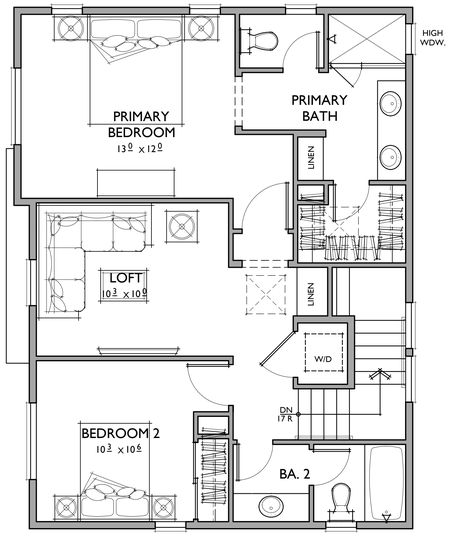

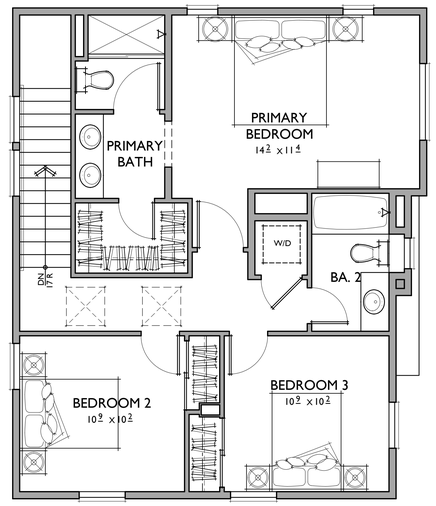

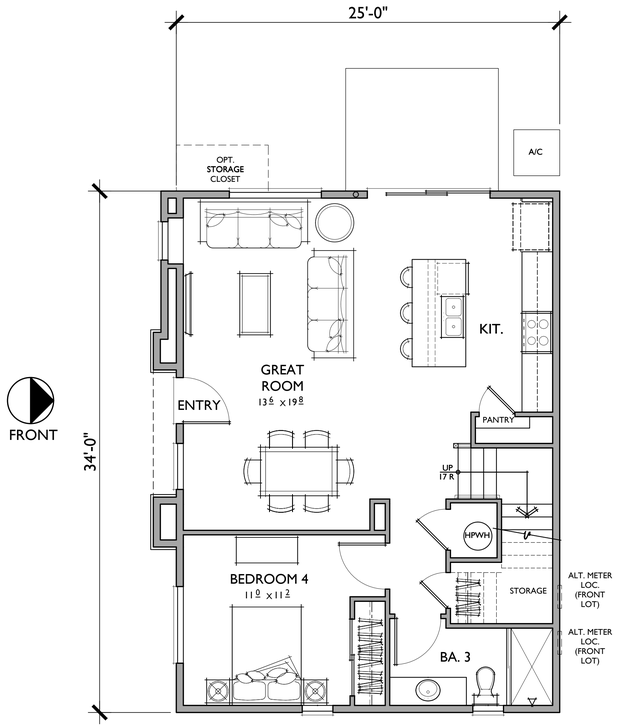

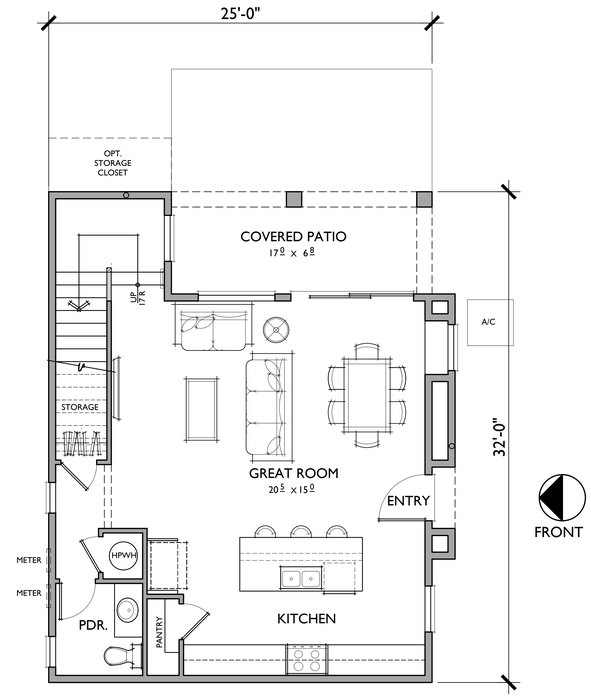

PLAN 4

4 BEDROOMS / 3 BATHS

FLOOR AREA TABLE	
1ST FLOOR	850 SQ. FT.
2ND FLOOR	790 SQ. FT.
TOTAL LIVING	**1,640 SQ. FT.**
COVERED PATIO	N/A
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

3 BEDROOMS / 2.5 BATHS

FLOOR AREA TABLE	
1ST FLOOR	687 SQ. FT.
2ND FLOOR	735 SQ. FT.
TOTAL LIVING	**1,422 SQ. FT.**
COVERED PATIO	113 SQ. FT.
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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VALENTINE AVE.

UNIT FLOOR PLANS

8 4 2 0

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ELEVATION A

ELEVATION B

ELEVATION C

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VALENTINE AVE.

PLAN I | FRONT ELEVATIONS

8 4 2 0

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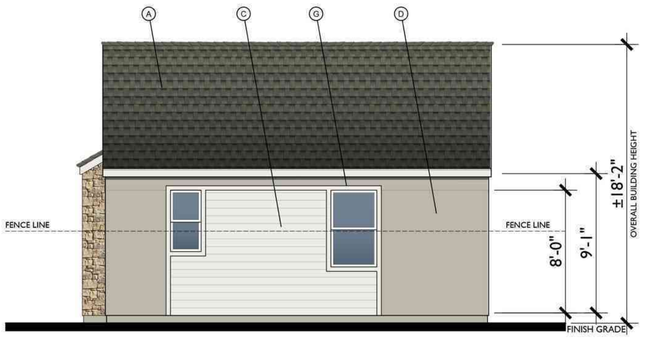
LEFT

FRONT A

1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



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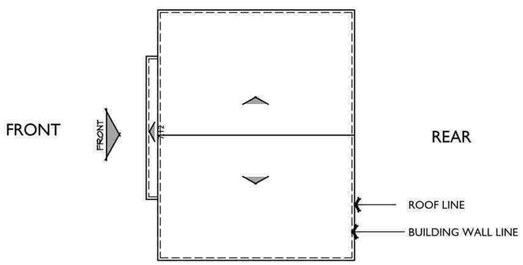
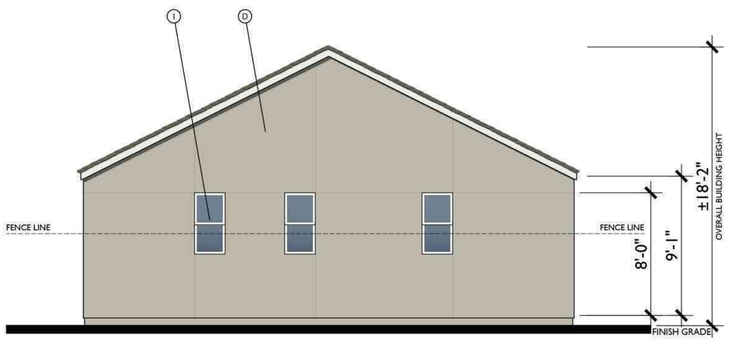


ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



REAR

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VALENTINE AVE.

PLAN I|A ELEVATIONS

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8 4 2 0

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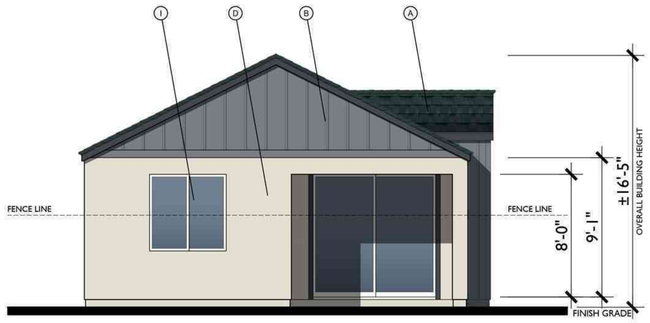


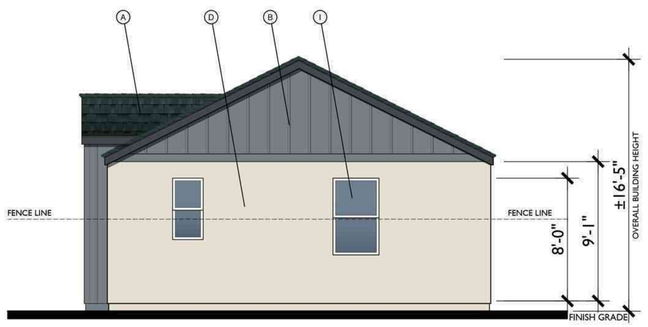
LEFT

FRONT B

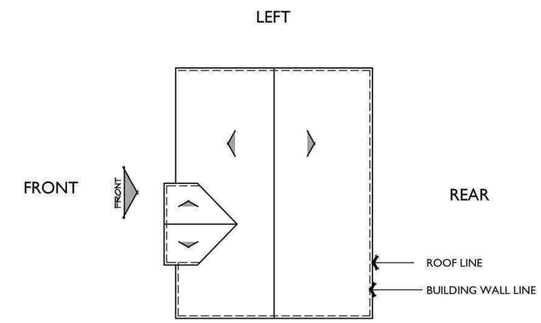
1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



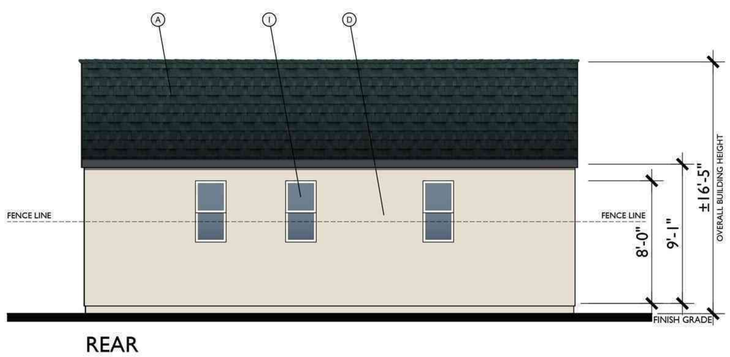
RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



REAR

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VALENTINE AVE.

PLAN I|B ELEVATIONS

8 4 2 0

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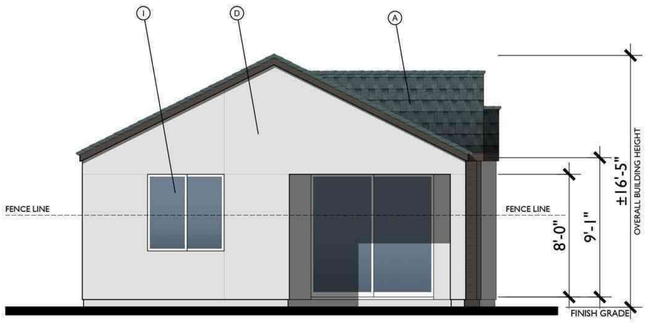

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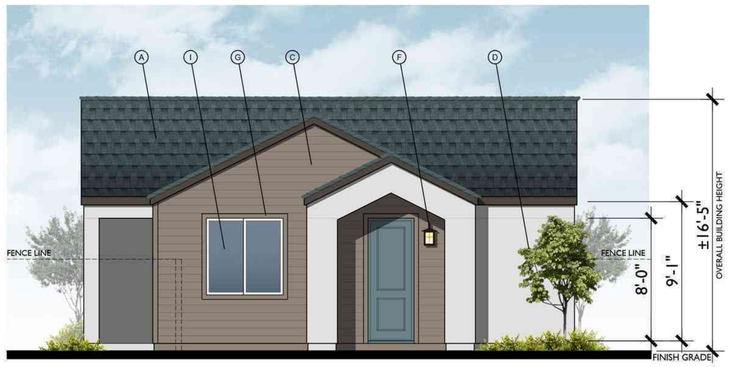
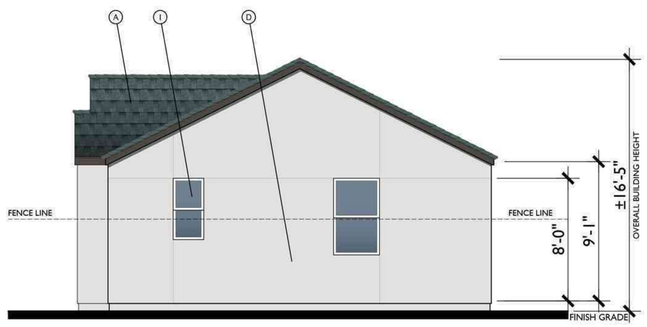


FRONT C

1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



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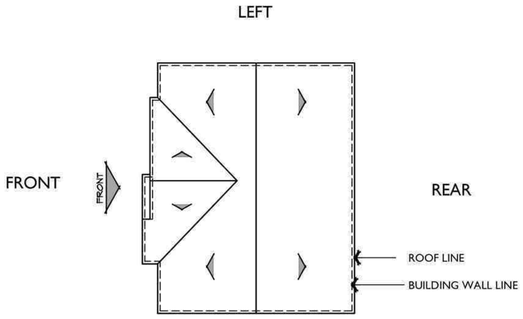
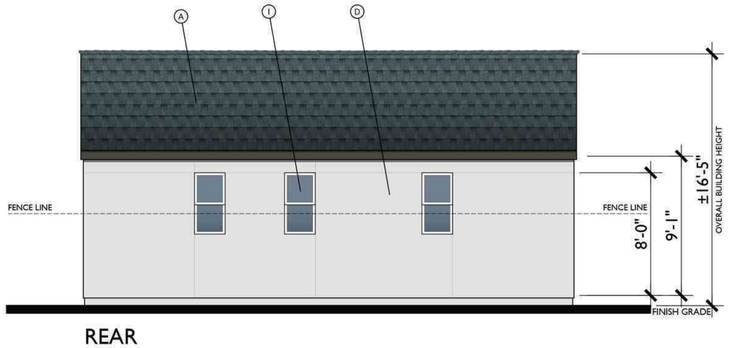


ROOF PLAN C

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



REAR

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PLAN I|C ELEVATIONS

8 4 2 0

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ELEVATION A

ELEVATION B

ELEVATION C

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PLAN 2 - FRONT ELEVATION

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8 4 2 0

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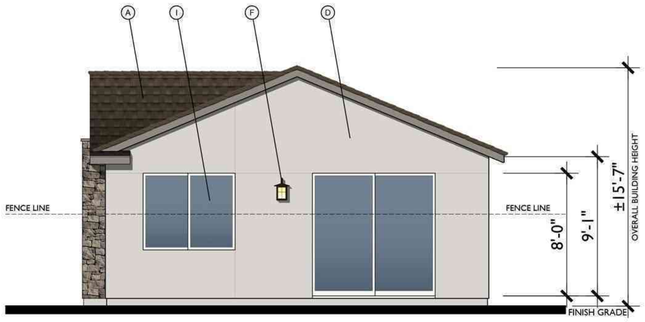

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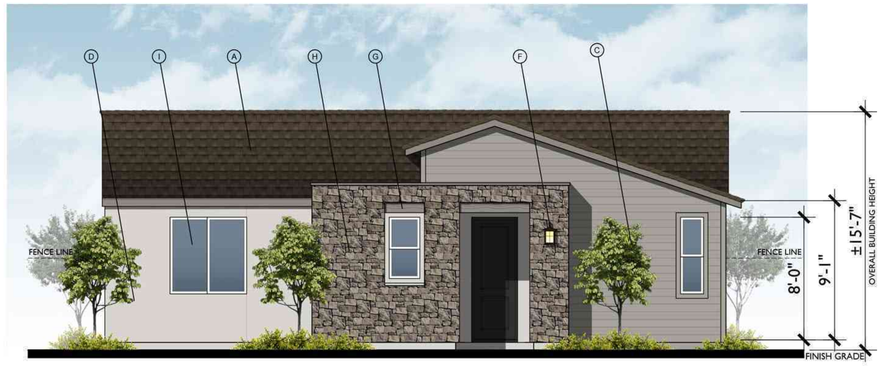
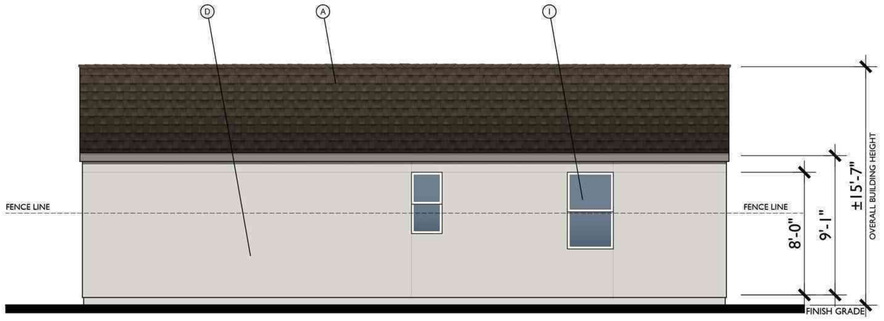


FRONT

A
1/4"=1'-0"

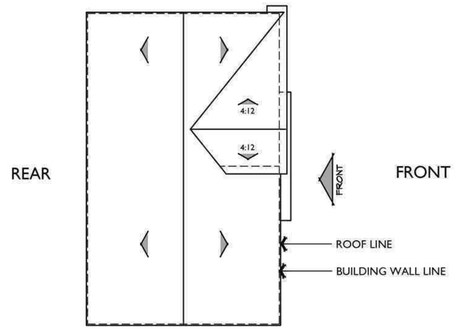
MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



REAR

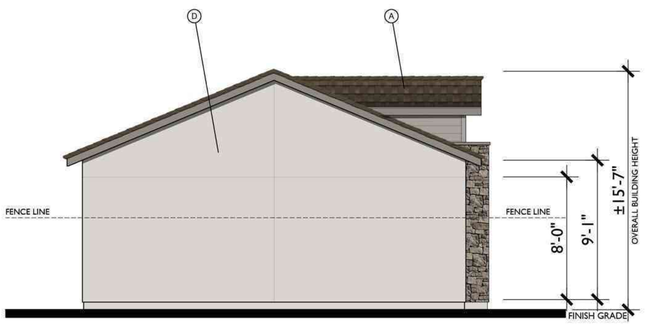
RIGHT



LEFT

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

PITCH: 5:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



LEFT

Bassenian Lagoni · ARCHITECTS

VALENTINE AVE.

PLAN 2A - FRONT ELEVATION

8 4 2 0

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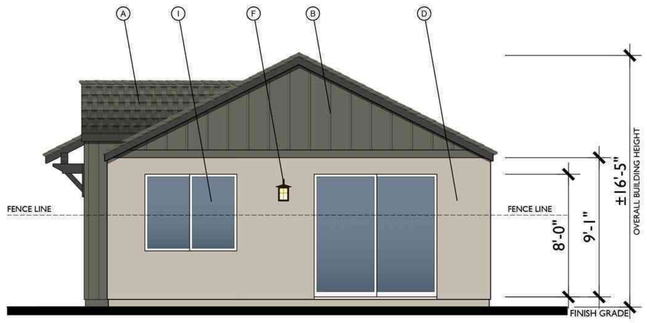


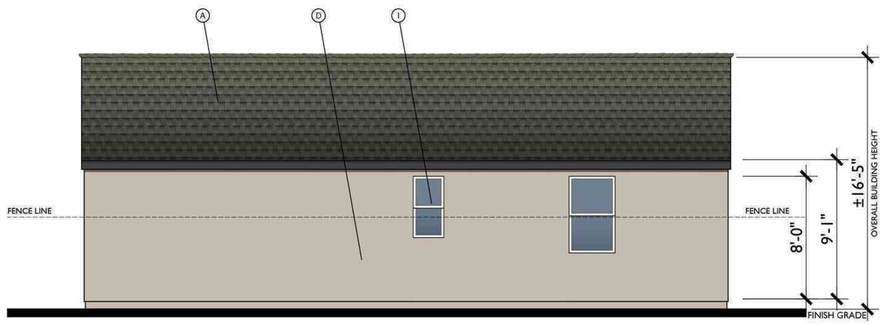
RIGHT

FRONT

B
1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



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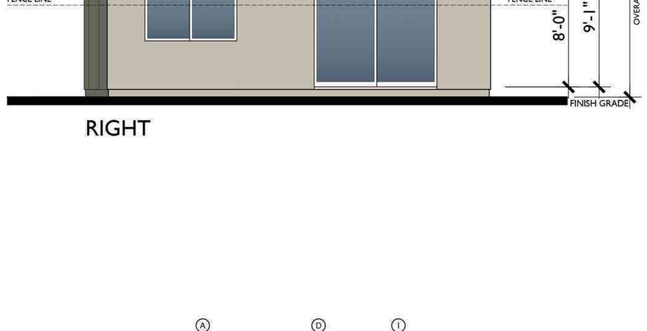
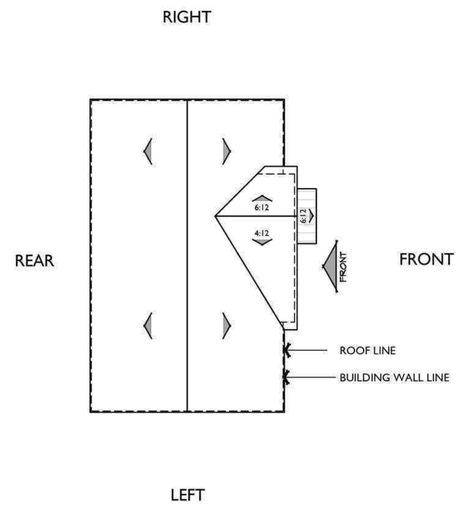


LEFT



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

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE & STANDING SEAM

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VALENTINE AVE.

PLAN 2B - FRONT ELEVATION

8 4 2 0

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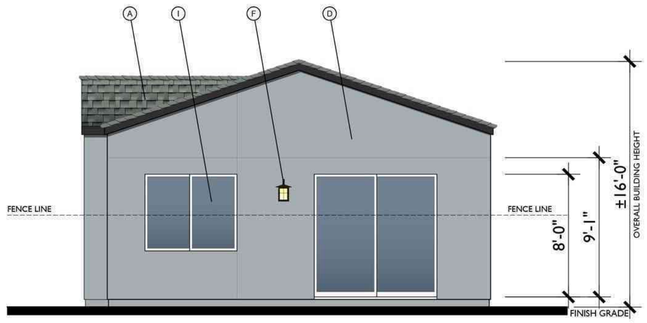


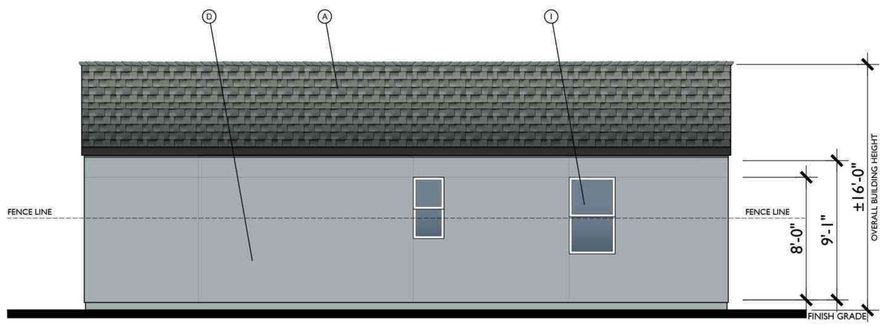
RIGHT

FRONT

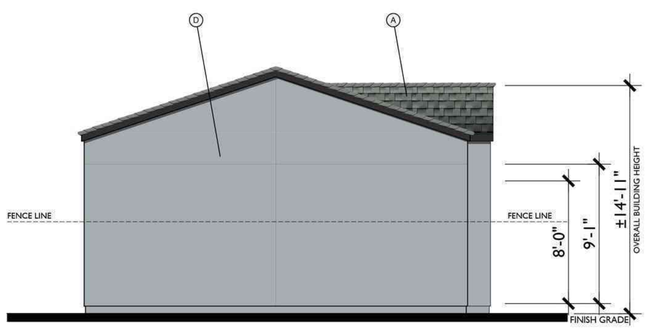
C
1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

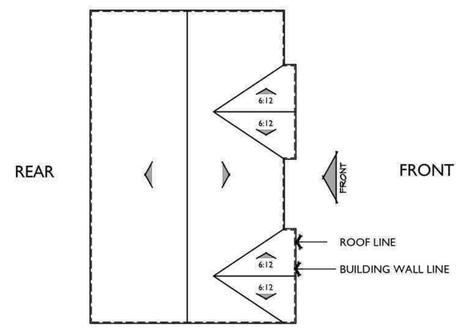


REAR



LEFT

RIGHT



LEFT

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

PITCH: 4:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.

PLAN 2C - FRONT ELEVATION

8 4 2 0

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ELEVATION A

ELEVATION B

ELEVATION C

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VALENTINE AVE.

PLAN 3 | FRONT ELEVATIONS

8 4 2 0

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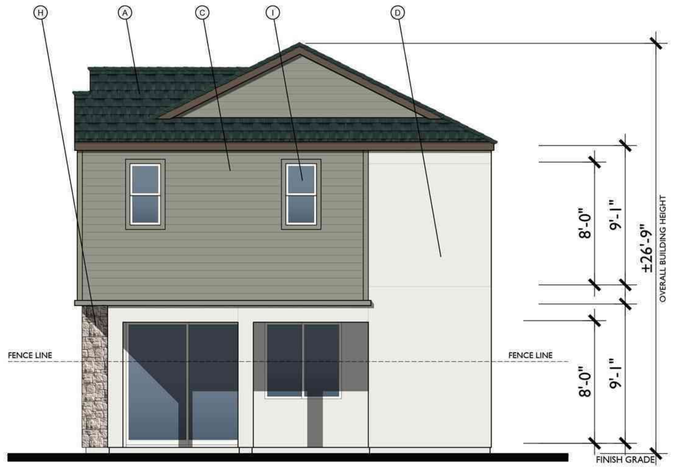


RIGHT

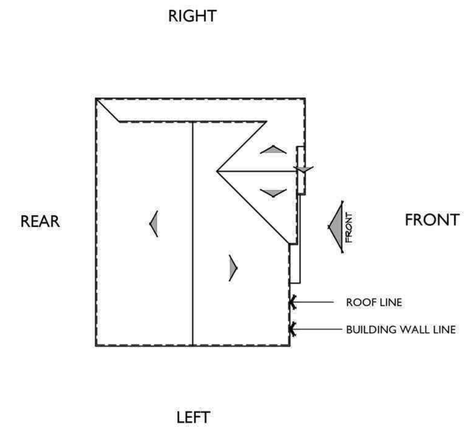
FRONT

A
1/4"=1'-0"

REAR

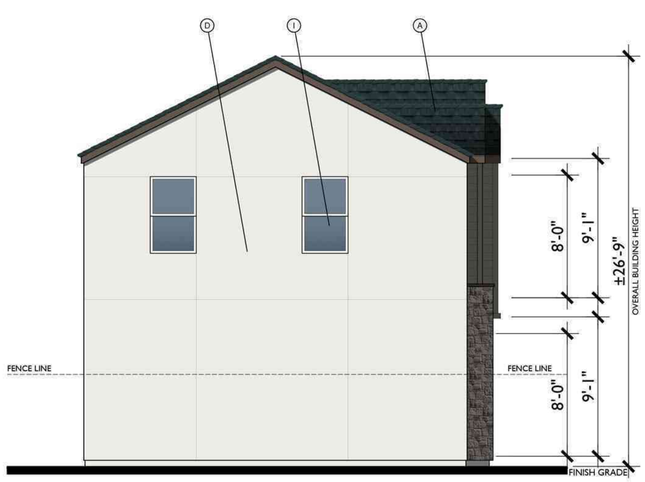
MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



ROOF PLAN A

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



LEFT

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VALENTINE AVE.

PLAN 3 | A ELEVATIONS

8 4 2 0

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REAR - ENHANCED

LEFT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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VALENTINE AVE.

PLAN 3 | A ENHANCED ELEVATIONS

8 4 2 0

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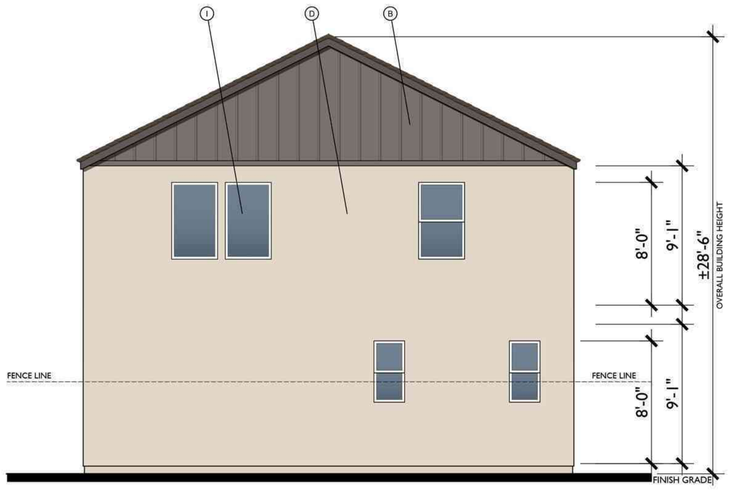
RIGHT

FRONT B

1/4"= 1'-0"

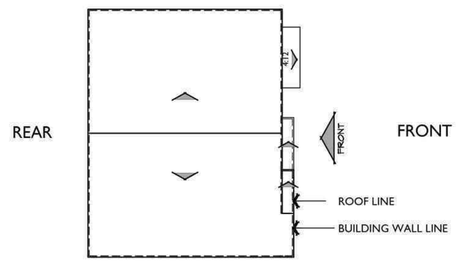


REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

RIGHT

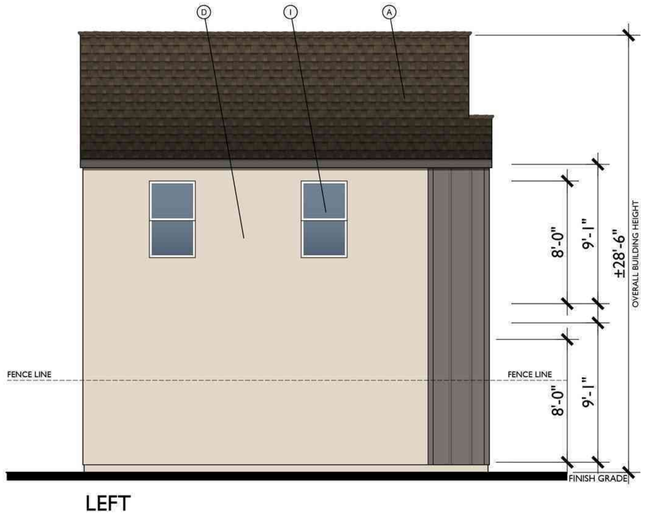


LEFT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



LEFT

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VALENTINE AVE.

PLAN 3 | B ELEVATIONS

8 4 2 0

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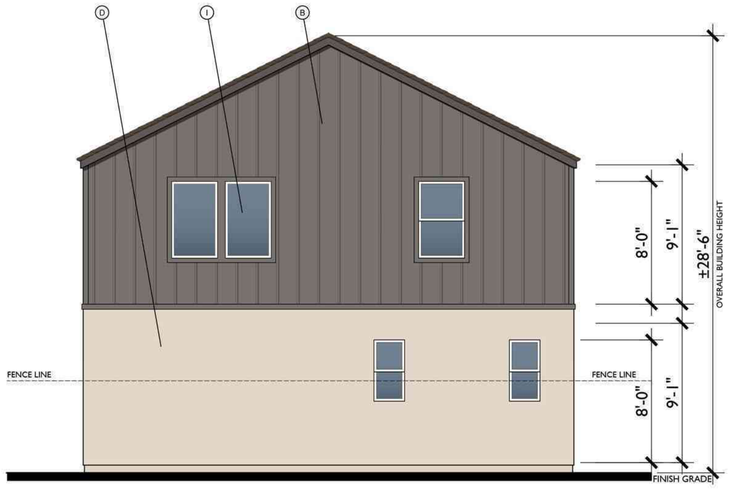
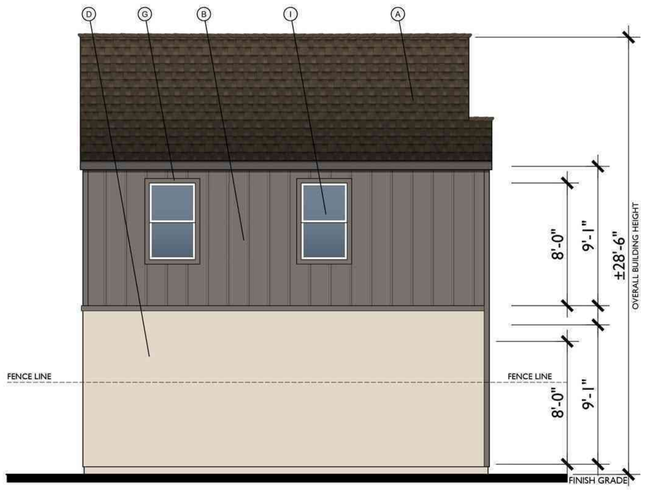
RIGHT - ENHANCED



REAR - ENHANCED



LEFT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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PLAN 3 | B ENHANCED ELEVATIONS

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8 4 2 0

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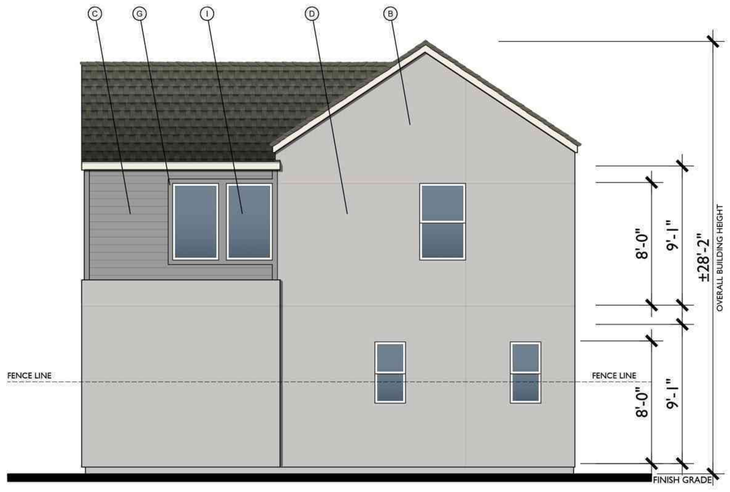
RIGHT

FRONT C

1/4"=1'-0"

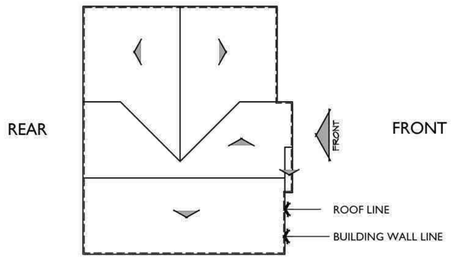


REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

RIGHT

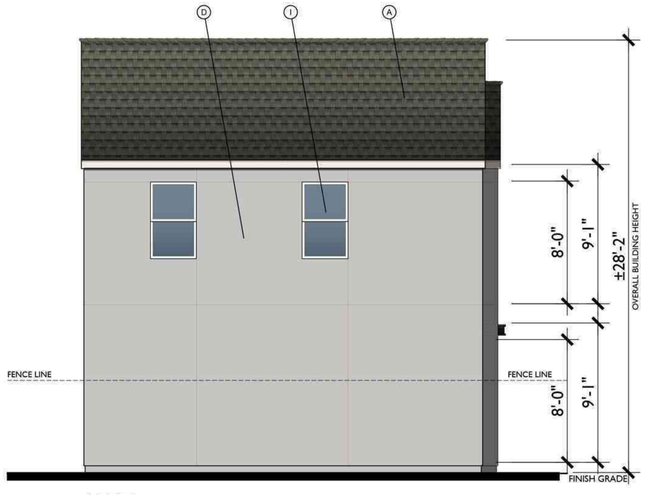


LEFT

ROOF PLAN C

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



LEFT

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VALENTINE AVE.

PLAN 3 | C ELEVATIONS

8 4 2 0

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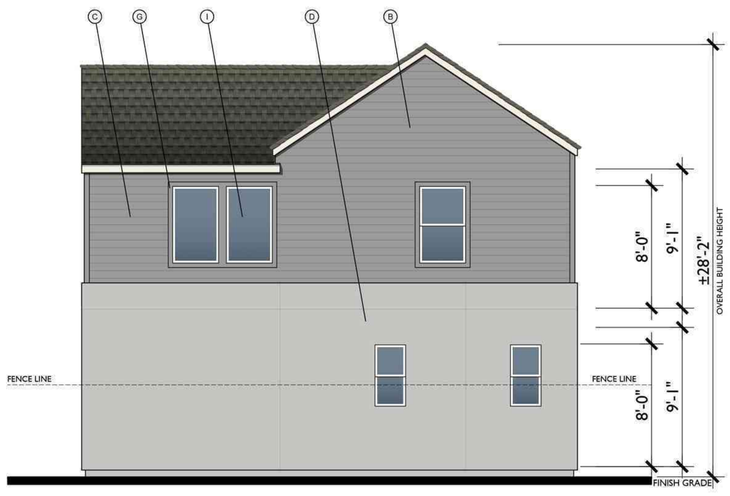

REAR - ENHANCED

LEFT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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PLAN 3 | C ENHANCED ELEVATIONS

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8 4 2 0

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ELEVATION A

ELEVATION B

ELEVATION C

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VALENTINE AVE.

PLAN 4 | FRONT ELEVATIONS

8 4 2 0

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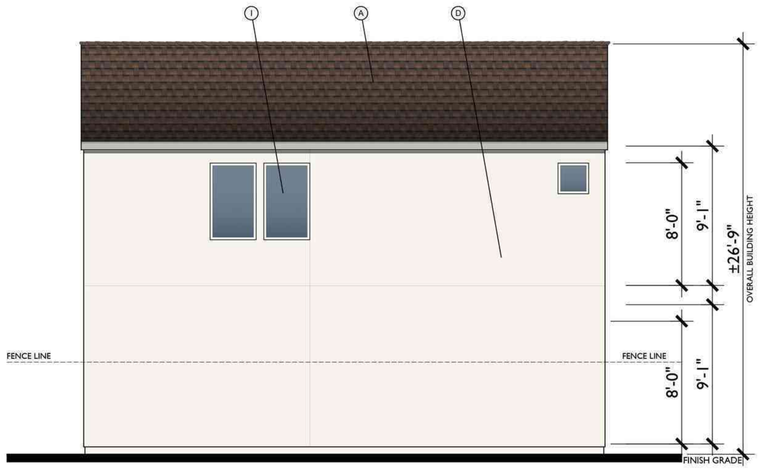
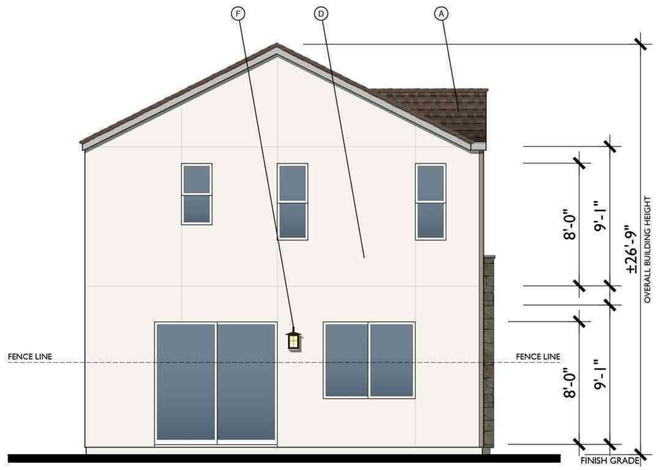


REAR

FRONT A

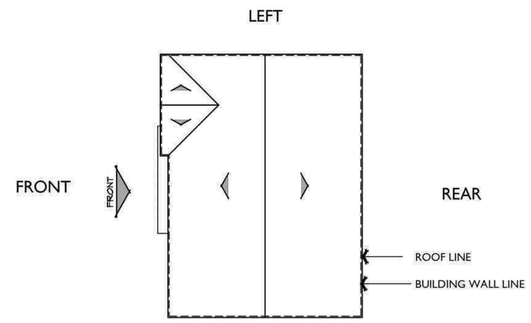
1/4"=1'-0"



LEFT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

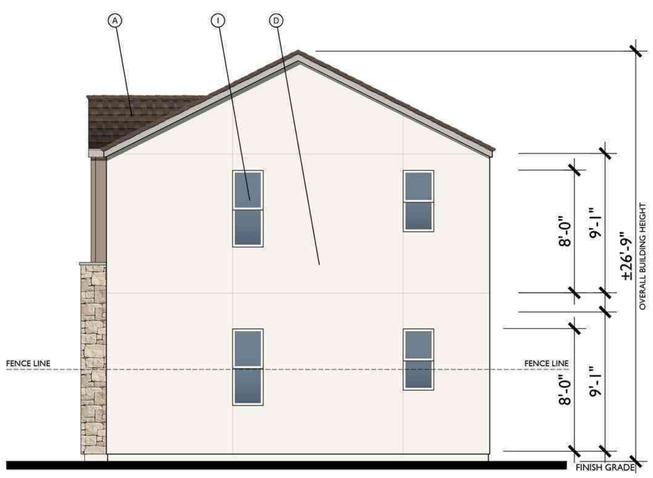


RIGHT

ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



RIGHT

Bassenian Lagoni · ARCHITECTS

VALENTINE AVE.

PLAN 4 | A ELEVATIONS

8 4 2 0

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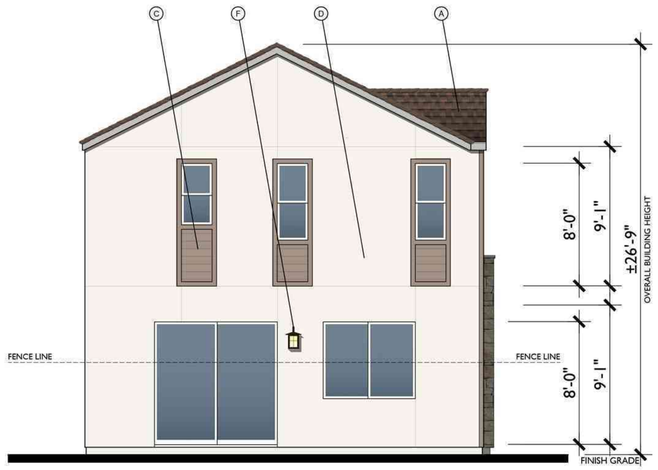
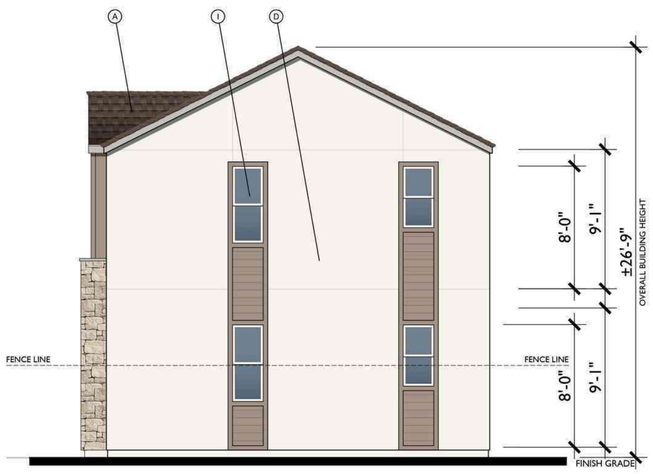


LEFT - ENHANCED



RIGHT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

Bassenian Lagoni · ARCHITECTS

VALENTINE AVE.

PLAN 4 | A ENHANCED ELEVATIONS

8 4 2 0

GRUPE INVESTMENT COMPANY INC.

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

Sebastopol, California | 859.25270 | 05.07.2026

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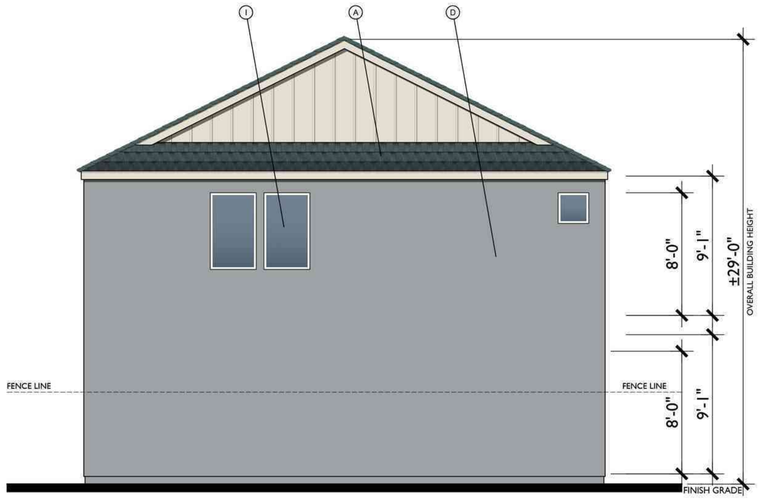
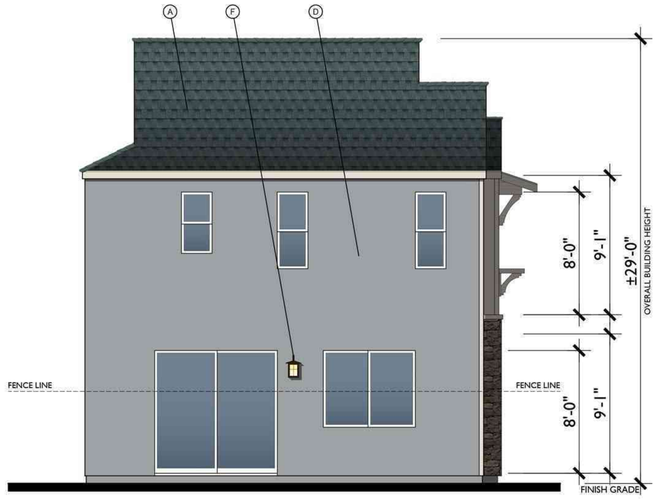


REAR

FRONT B

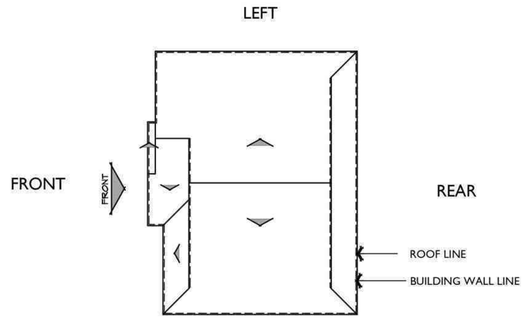


LEFT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

RIGHT



RIGHT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.

PLAN 4 | B ELEVATIONS

8 4 2 0

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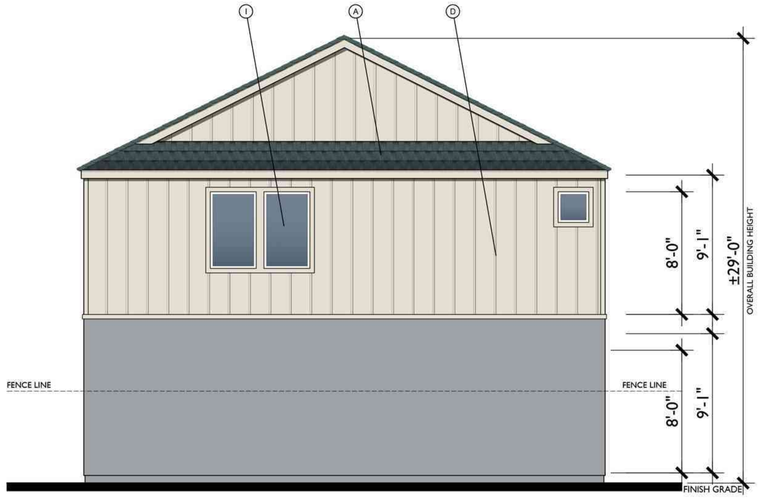

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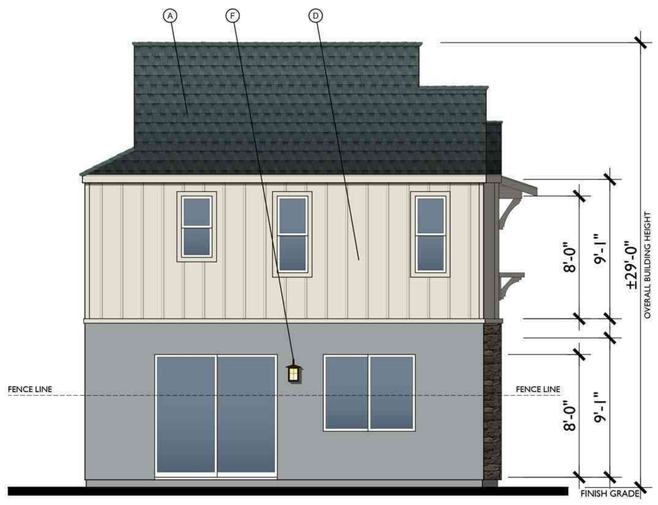
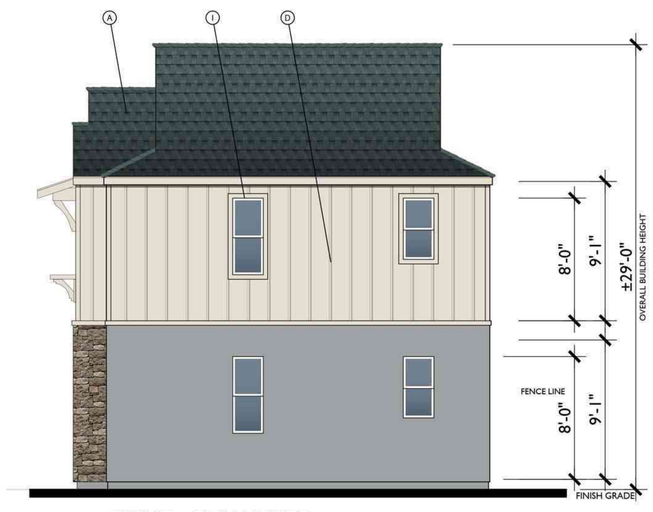


LEFT - ENHANCED



RIGHT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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VALENTINE AVE.

PLAN 4 | B ENHANCED ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

8 4 2 0

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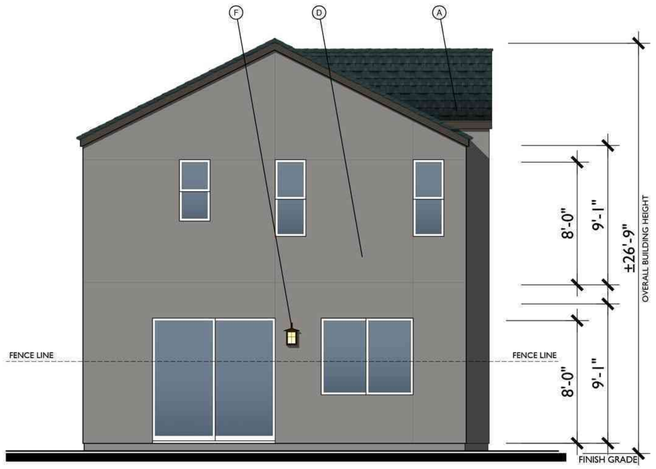
REAR

FRONT

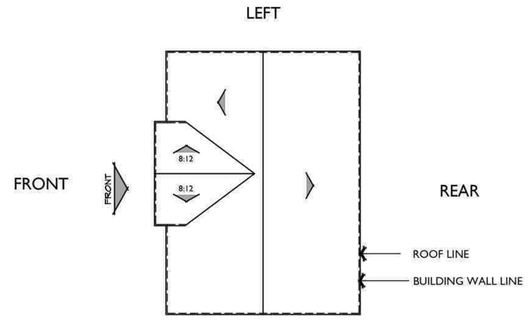
C
1/4"=1'-0"



LEFT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



RIGHT

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

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

RIGHT

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VALENTINE AVE.

PLAN 4 | C ELEVATIONS

8 4 2 0

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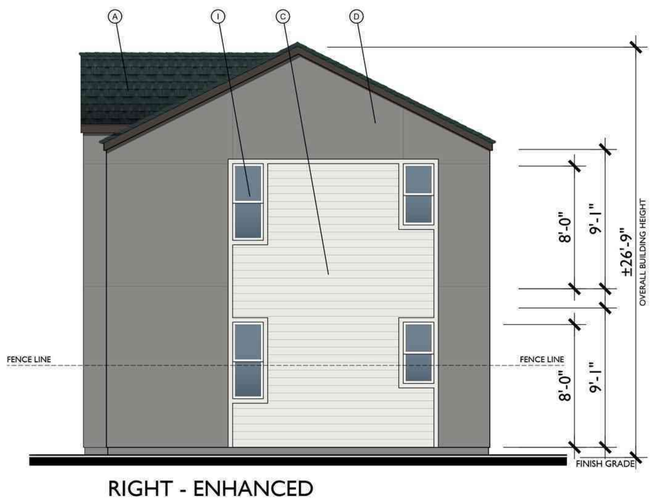
REAR - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



RIGHT - ENHANCED

Bassenian Lagoni · ARCHITECTS

VALENTINE AVE.

PLAN 4 | C ENHANCED ELEVATIONS

8 4 2 0

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VALENTINE AVE.

STREET VIEW - VALENTINE AVE

Sebastopol, California | 859.25270 | 08.13.2026

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VALENTINE AVE.

BIRD EYE VIEW

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Sebastopol, California | 859.25270 | 08.28.2026

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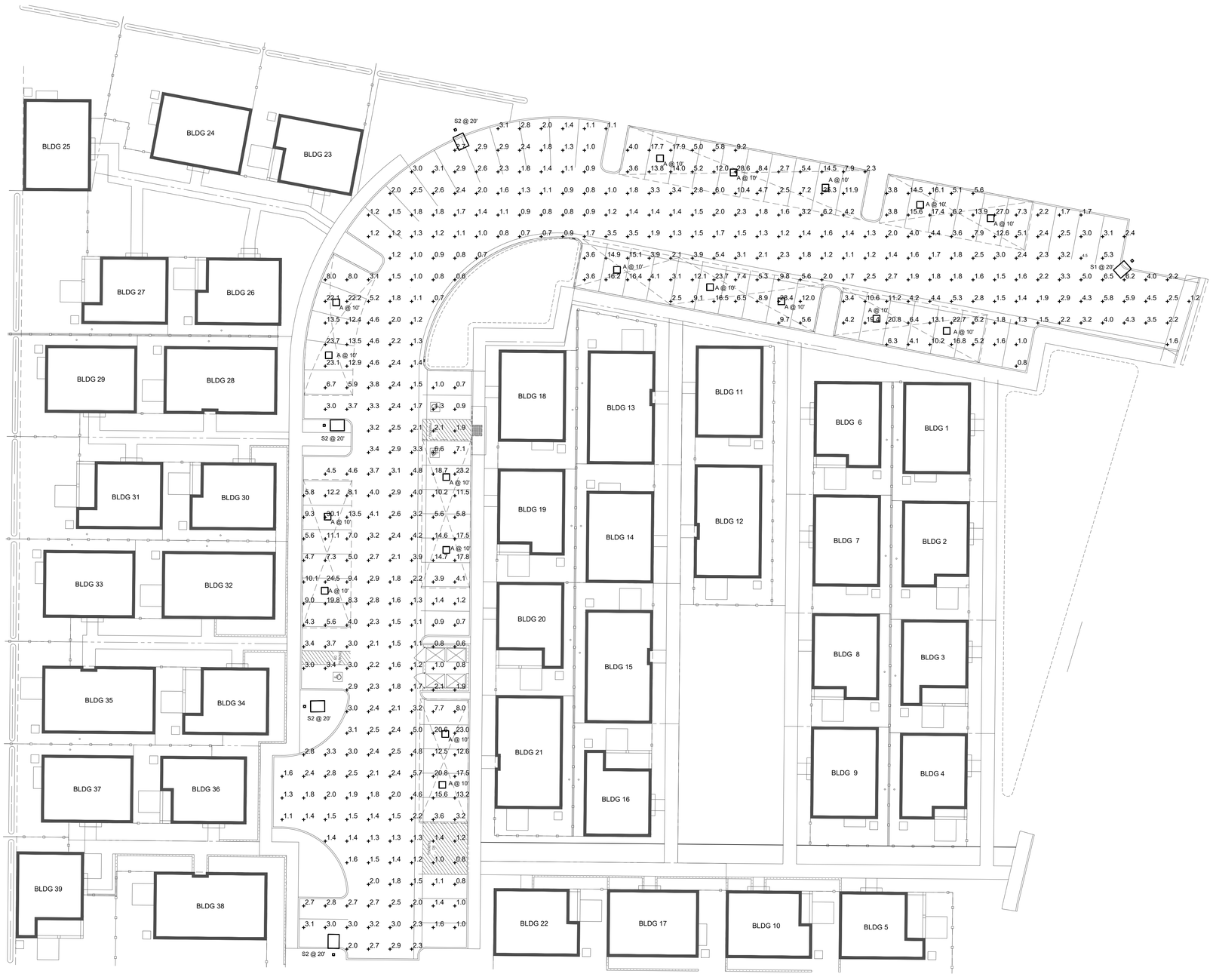


PHOTOMETRIC STUDY

SCALE: 1"=20'-0"

NORTH

Radean Arm Mount

LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

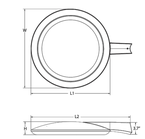
EPA: 0.75 ft² (0.05 m²)

Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)



Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT[1] 277[1] 120[1] 347 208[1] 480 240[1]	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR 2.0 enabled[2] PE Button photocell[3] FAO Field adjustable output[3] DIMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	SF Single Fuse[4] DF Double Fuse[4] LHO Left rotated optics RHO Right rotated optics **Shipped separately** HS Houseside shield[5]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

NAHS Houseside shield (shield is white)

For more control options, visit TCS and TCS Smart online.

NOTES

1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. Field adjustable output (FAO) or PE (Photocell) may be external nLight AIR network. Does not include occupancy sensor. For more information refer to DSX2 pole mount sensor.
4. DMG not available with NLTAIR2 or FAO.
5. Also available as a separate accessory; see Accessories information. Shield is field installable in 45° increments.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

1 Acuity Way, Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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RAD1 LED
Rev. 12/08/25

FIXTURE TYPE S1, S2

CS CONTRACTOR SELECT

LITHONIA LIGHTING.

Catalog Number
Notes
Type

Contractor Select™

CNY LED ALO

Canopy Luminaire
Adjustable+Switchable+Photocell
+Occupancy Sensor

The Lithonia Lighting CNY LED ALO canopy luminaire is a versatile, energy-efficient solution for surface-mount applications for walkways, overhangs, and parking garages. Adjustable switch panel easily changes lumens output, color temperature, integrated photocell, and integrated motion sensor. The low profile frosted lens creates a visually comfortable illumination and even distribution.

FEATURES:

- 3 power levels deliver 5,000 - 10,000 lumens.
- Switchable CCT (30K/40K/50K) offers warm, cool, and daylight in a single fixture
- Integrated On/Off photocell
- Integrated occupancy sensor can be turned on, off, or set to 10% dim
- Install by surface mount, junction box, or pendant mount
- IK08 Impact resistant polycarbonate frosted lens
- IP65 rated, die cast aluminum housing

Adjustable Lumen Output ALO · Switchable CCT SWW2 · Integrated Photocell · Integrated Motion Sensor

DLC LISTED · DLC PREMIUM · 65 IP RATED · LEED · SBE · LOCATION · 5 YEAR WARRANTY

Catalog Number	Adjustable Lumen Output ALO			Switchable CCT SWW2	Photocell Operation	Occupancy Sensor	Input Voltage	CRI	Finish
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	Dark Bronze
CNY LED ALO SWW2 UVOLT PE PIR WH M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	White

CNY Stock Options

Catalog Number	UPC	CU Code	Number of fixtures per pallet	Traditional Replacement
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	0019752049041	*CB4450A	180	Up to 250W HID
CNY LED ALO SWW2 UVOLT PE PIR WH M2	0019752049115	*CB4450A	180	Up to 250W HID

Lumen Output:

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.

Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt
5,000	34	3000K	4300	126
		4000K	4794	141
		5000K	4777	140
7,500	52	3000K	7169	133
		4000K	7455	144
		5000K	7391	137
10,000	75	3000K	9504	123
		4000K	9894	136
		5000K	9529	125

Accessories: *Order as separate catalog number.*

CNYBCP DDB — 14 Inch x 14 Inch Beauty Cover Plate
CNYEK EYWC M12 — Field installable emergency battery, 7W, UVOLT compatible, Minimum operating temp of 0°C.

CONTRACTOR SELECT CNY LED ALO

Page 1 of 2

FIXTURE TYPE A

NOTES THIS SHEET:

1. S1: RAD1-LED-P5-40K-ASY-HS
2. S2: RAD1-LED-P5-40K-PATH-HS
3. A: CNY-LED-ALO-SWW2-UVOLT-PE-PIR-DDB-M2

HCS Engineering
50 years
4512 Feather River Dr #F, Stockton, CA 95219
209-478-8270 | www.hcs-eng.com
Richard C. Smith, PE richard@hcs-eng.com
Bhupendra Patel, PE bhupendra@hcs-eng.com

PROJECT # 2026.054

REGISTERED PROFESSIONAL ENGINEER RICHARD C. SMITH No. E14303 Exp. 6-30-25 ELECTRICAL STATE OF CALIFORNIA

STAMP

No.	Description	Date	By
—	—	—	—

VESTING TENATIVE
8100 VALENTINE AVENUE
SEBASTOPOL, CA

PHOTOMETRIC STUDY

Project number	2026.054
Date	MARCH XX, 2026
Drawn by	CM & LM
Checked by	RCS

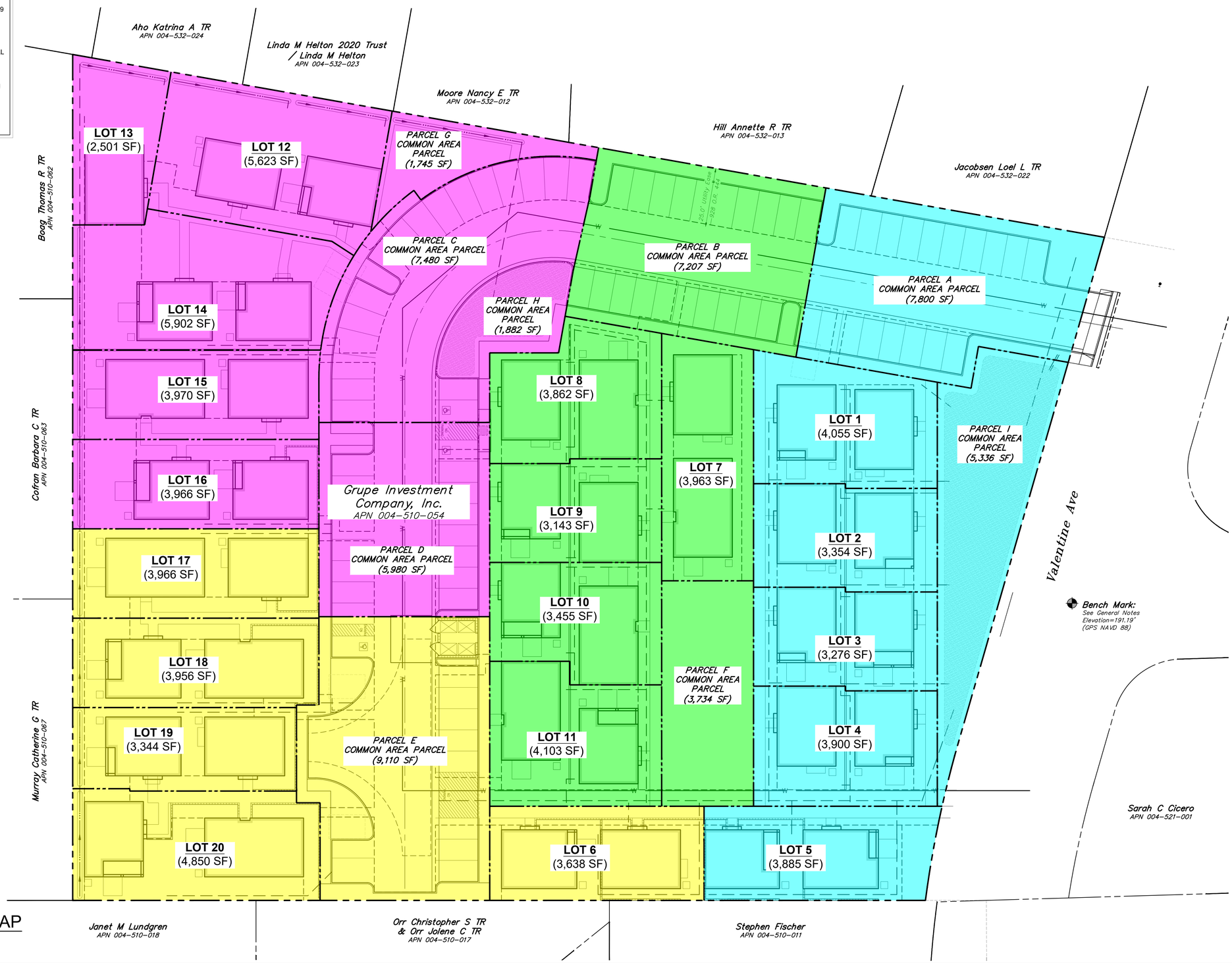
E1.0

Scale AS NOTED

FILE: C:\Users\12093\Box\HCS\2026\0-100\2026.054 sebastopol photometric\E1.0.dwg Aug 28, 2026 - 8:39am 12093

STEPS TO COMPLETE THE PROJECT UNDER AB1033:

1. 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OF UP TO 39 UNITS AND DESIGN REVIEW APPROVAL.
2. LAND DEVELOPMENT BEGINS AND 39 PADS ACROSS 20 LOTS WILL BE GRADED AND UTILITIES STUBBED.
3. THERE WILL BE 4 PHASES OF 5 LOTS EACH. THIS EQUALS ~10 HOMES PER PHASE (5 TRADITION HOMES AND 5 ADU'S)THAT WILL HAVE BUILDING PERMITS PULLED AT 1 TIME.
4. THE ADU CONSTRUCTION ON EACH LOT WILL NEED TO BE COMPLETE AND RECEIVE A CERTIFICATE OF OCCUPANCY IN ORDER FOR THE SUBDIVIDER TO RECORD THE CONDO PLAN ON A LOT BY LOT BASIS PER AB1033.
5. ONCE THE CONDO PLAN IS RECORDED THE SUBDIVIDER WILL SUBMIT TO THE DRE FOR A FINAL PUBLIC REPORT (WHITE REPORT) SO THE SUBDIVIDER CAN CLOSE HOMES SALES ~15 DAYS LATER.



CONSTRUCTION PHASING MAP

No.	Date	Description	Approved

Revisions

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Casey Talbot
REGISTERED PROFESSIONAL ENGINEER CASEY RHEA TALBOT No. C91962 Exp.3/31/2027 CIVIL STATE OF CALIFORNIA
Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

VESTING TENTATIVE MAP
VALENTINE AVENUE
CONSTRUCTION PHASING PLAN
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet
C2.2
4 of 9 Sheets
Job 25213

File: T:\2025 PROJECTS\25213\dwg\Adobe-Design\Const Docs\25213-C2.2_Phasing Map.dwg Time: Aug 28, 2026 - 10:15am

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

DEMOLITION LEGEND:

12" LO — EX TREE TO BE REMOVED

Revisions			
No.	Date	Description	Approved

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civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
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Website: www.adobeinc.com
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My license expires 3/31/2027

CASEY RHEA TALBOT No. C91962 Exp.3/31/2027 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet C3.0

5 of 9 Sheets
Job 25213

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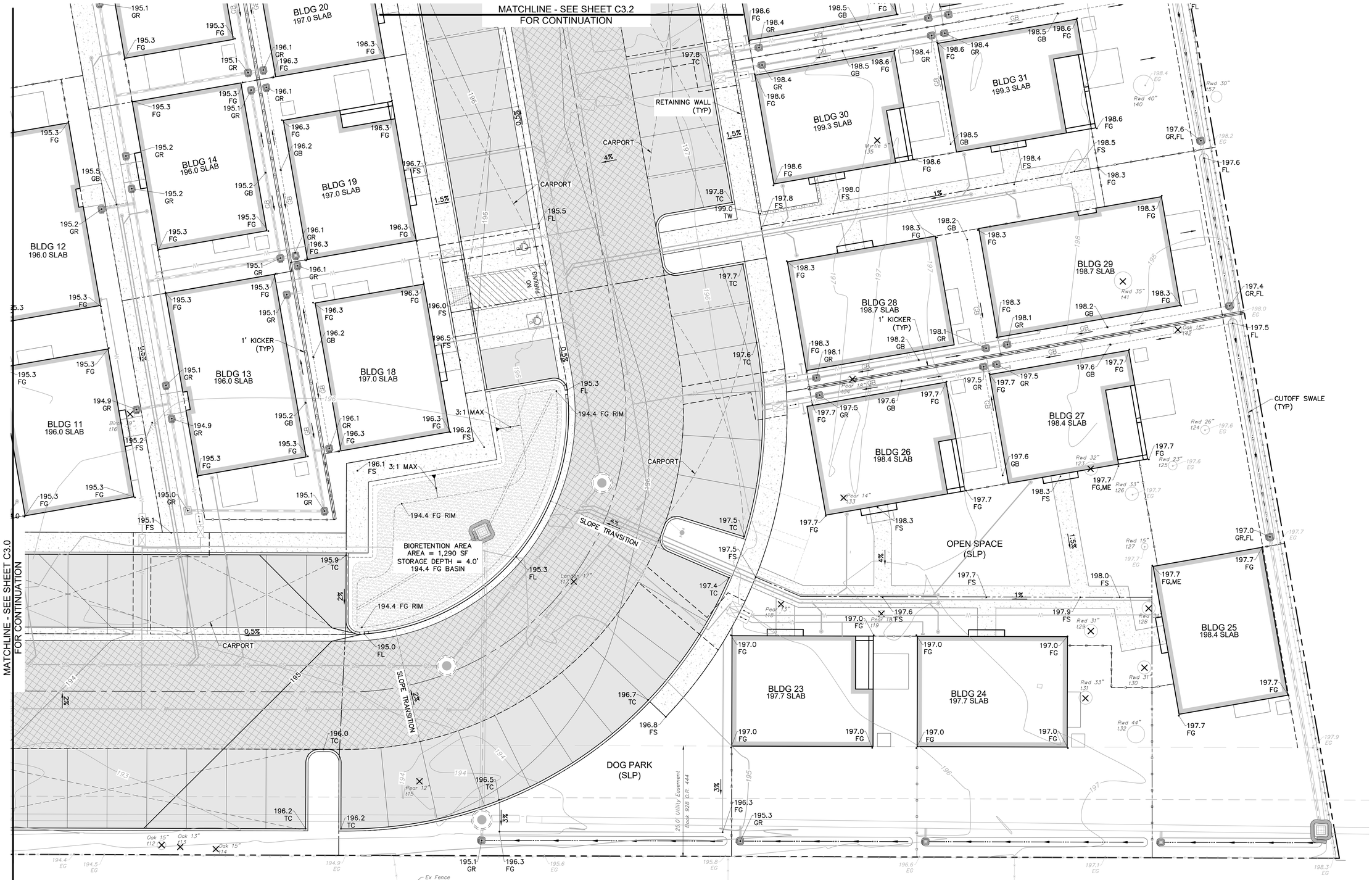

DEMOLITION LEGEND:

⊗ 12" LO — EX TREE TO BE REMOVED

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

Revisions			
No.	Date	Description	Approved

adobe associates, inc.
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1220 N. Dutton Ave., Santa Rosa, CA 95401
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REGISTERED PROFESSIONAL ENGINEER CASEY RHEA TALBOT No. C91962 Exp. 3/31/2027 CIVIL STATE OF CALIFORNIA

Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN

Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet
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6 of 9 Sheets
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DEMOLITION LEGEND:

⊗ 12" LO — EX TREE TO BE REMOVED

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

HATCHING LEGEND:

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- PARKING PAVEMENT
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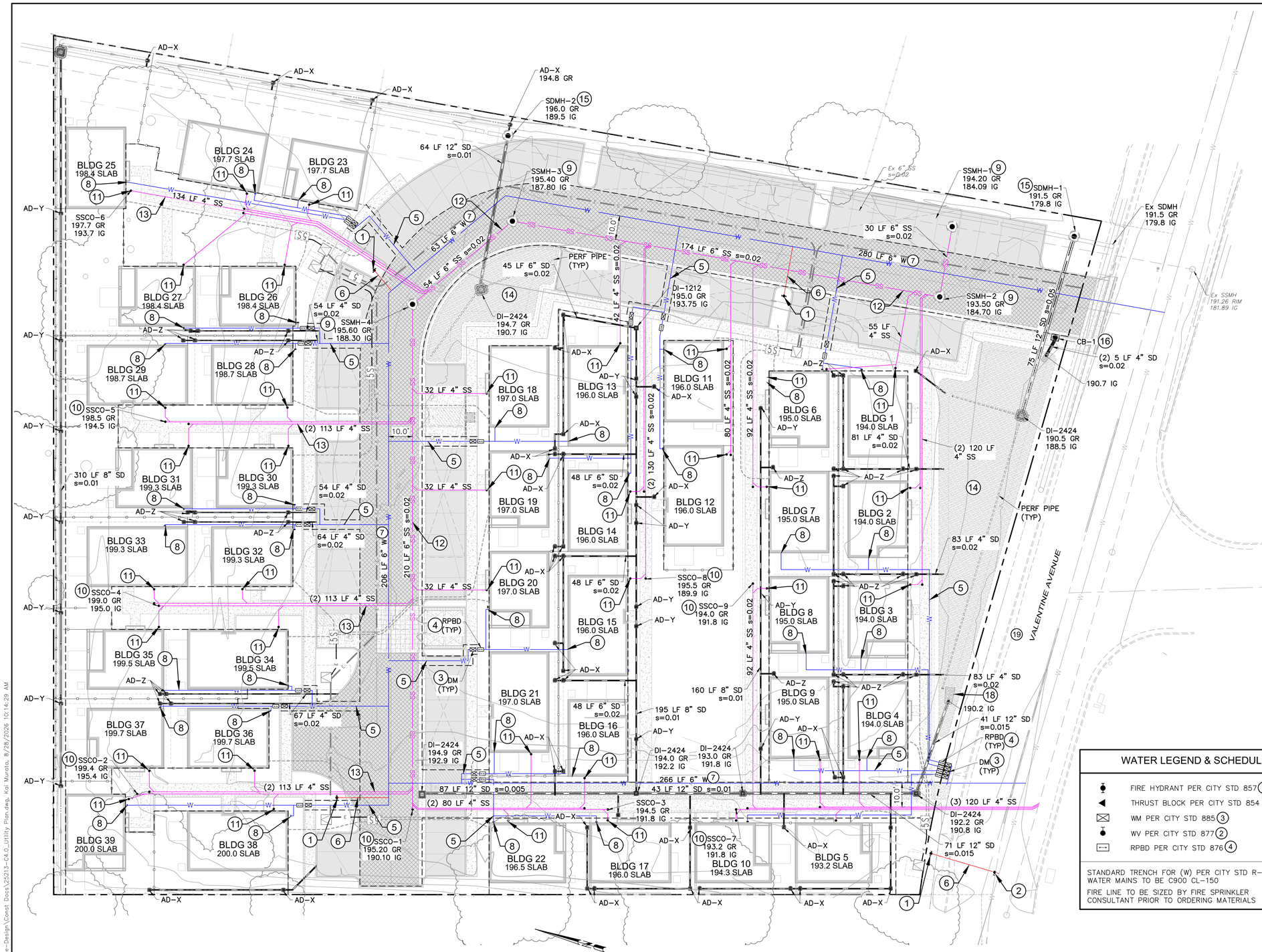

UTILITY PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

LEGEND:

- EX PUBLIC WATER
- PRIVATE FIRE WATER
- WATER
- PRIVATE SANITARY SEWER MAIN (1% MIN)
- SEWER LATERAL (2% MIN)
- JOINT TRENCH
- SERVICE CABLES

SANITARY SEWER SCHEDULE

SSMH NO 1–4	PER CITY STD 500 (9)
SSCO'S	ADJUST TO GRADE, PER CITY STD 505 (11)
SS TRENCH	PER CITY STD R–1.4
SS LATERALS	PER CITY STD 513 (13)
ALL SS MAIN SHALL BE SDR–26	

STORM DRAIN SCHEDULE (17)

DI–1212	OLDCASTLE MODEL DI–1212
DI–2424	OLDCASTLE MODEL DI–2424
AD–X	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD–Y	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD–Z	4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

WATER LEGEND & SCHEDULE

- FIRE HYDRANT PER CITY STD 857 (1)
- THRUST BLOCK PER CITY STD 854
- WM PER CITY STD 885 (3)
- WV PER CITY STD 877 (2)
- RPBD PER CITY STD 876 (4)

STANDARD TRENCH FOR (W) PER CITY STD R–1.4
WATER MAINS TO BE C900 CL–150

FIRE LINE TO BE SIZED BY FIRE SPRINKLER CONSULTANT PRIOR TO ORDERING MATERIALS

KEYNOTES

1. FIRE HYDRANT
2. WATER GATE VALVE
3. 1" WATER METER
4. 1" REDUCE PRESSURE BACKFLOW DEVICE (RPBD)
5. 1.5" WATER LATERAL 1,840 LF
6. 6" FIRE WATER LATERAL 85 LF
7. 6" WATER MAIN (PUBLIC) 815 LF
8. 1.5" WATER STUB (PRIVATE)
9. 48" SEWER MANHOLE (PUBLIC)
10. SEWER MAINLINE CLEANOUT (PUBLIC)
11. SEWER CLEANOUT AT BUILDING (PRIVATE)
12. 6" SEWER MAIN (PUBLIC) 477 LF
13. 4" SEWER LATERAL (PRIVATE) 2,530 LF
14. BIORETENTION FACILITY 5,490 SF
15. 48" STORMDRAIN MANHOLE (PRIVATE)
16. STORMDRAIN CATCH BASIN (PRIVATE)
17. DROP–INLET/AREA DRAIN (SEE SCHEDULE)
18. STORM OUTFALL ROCK RIP–RAP

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Job 25213

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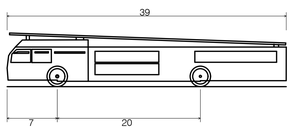
FIRE TRUCK ANALYSIS

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND:

- FIRE TRUCK WHEELTRACK
- FIRE TRUCK OVERHANG
- FIRE TRUCK ENTRANCE WHEEL AND OVERHANG

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VESTING TENTATIVE MAP
VALENTINE AVENUE
FIRE TRUCK ANALYSIS

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