CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING COMMISSION

Mary Lou Johnson, *Chair*
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Rick Biasotti
Sujendra Mishra
Perry Petersen
Joe Sammut
Marie Kayal

ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1.D
November 12, 2015

PROJECT LOCATION

1. Address: 1250 Grundy Lane
2. Assessor's Parcel No: 020-011-290
3. Zoning District: P-D (Planned Development)
4. General Plan Classification: Regional Office

EXHIBITS

A: Location Map
B: Photographs
C: Plans
D: Color Renderings
E: Comments from Larry Cannon, Peer Review Architect

REQUEST

Request for an Architectural Review Permit to allow the construction of a new 67,586 square foot office building with 215 parking spaces per Chapter 12.108 of the San Bruno Municipal Code. NewGround (Applicant), San Francisco Police Credit Union (Property Owner).

(A companion request for a Zoning Text Amendment and Planned Development Permit will be analyzed as the project moves forward to the Planning Commission and City Council).

RECOMMENDATION

Staff recommends the Architectural Review Committee forward this application with staff recommendations to the Planning Commission.

ENVIRONMENTAL ASSESSMENT

An environmental consultant has reviewed this project and has prepared a draft Initial Study/Mitigated Negative Declaration. Staff anticipates distributing the Initial Study/Mitigated Negative Declaration for public review in the upcoming weeks. A copy of the Initial Study/Mitigated Negative Declaration will be attached to the Planning Commission staff report, the next step in the entitlement process for this proposed project.

SURROUNDING LAND USES

North: Interstate 380 – U (Unclassified)
South: Bayhill Drive – P-D (Planned Development)
East: Elm Avenue – P-D (Planned Development) & C-O (Community Office)
West: Cherry Avenue – P-D (Planned Development)

EXISTING CONDITIONS

The subject property is approximately 1.7 acres in area (74,300) and is located on Grundy Lane within the Bayhill Office Park. The greater Bayhill Office Park contains 1.5 million square feet of office space. The subject property has a General Plan land use designation of Regional Office, and a zoning designation of Planned Development (P-D). The project site was previously developed with an 8,300 square foot restaurant (TGIF). The former restaurant was constructed in 1979, but was vacant for approximately five years prior to being demolished in May 2014. The subject property is bounded generally by Interstate 380 to the north, Grundy Lane to the south, Cherry Avenue to the west, and Elm Avenue to the east. Three-story office buildings surround the subject property to the west, east, and south of the subject property.

PROJECT DESCRIPTION

The applicant proposes to construct a 67,586 square foot three-story office building with 215 parking spaces on the site. The proposed three-story office building would serve as the new Administration Building for the San Francisco Police Credit Union (SFPCU). A small retail credit union branch for SFPCU members is also proposed. The project is anticipated to accommodate the current staff of the existing SFPCU, as well as future employees in relation to future growth in the next ten years. The total number of employees expected at full capacity would be approximately 210. General hours of operation for the SFPCU office would be Monday through Friday, 8:00 am to 5:00 pm. Hours of operation for the retail credit union branch would be Monday through Thursday, 9:00 am to 4:00 pm, and Friday, 9:00 am to 5:00 pm.

The 24,941 square first floor would include a lobby, small retail credit union branch for members, mechanical room, bathrooms that include showers, and 16,540 square feet of future office expansion or potential lease space. The 20,863 square foot second floor would include various work stations, conference/training rooms, staff lounge, and a café. The 21,782 square foot third floor would include various work stations, conference rooms, staff lounge, and a café. Overall building square footage is summarized in the table below:

Building Square Footage Calculation	
Floor Level	**Square Footage**
1st Floor	24,941
2nd Floor	20,863
3rd Floor	21,782
Total	***67,586***

Regarding parking, the project would provide 47 surface parking spaces, 24 of which would be located to the north of the proposed building, and the remaining 23 spaces would be located to the west of the proposed building. Two levels of subgrade parking are also proposed. The lower level sub-grade garage would contain 86 parking spaces, and the upper level sub-grade garage would contain 82 parking spaces. The applicant is also proposing ten parking spaces for fuel efficient vehicles, and six parking spaces for electric vehicles, which will include charging stations. A full breakdown of proposed parking spaces is provided on the following page:

Parking Calculations				
Type of Space	**Lower Sub-Grade Garage**	**Upper Sub-Grade Garage**	**Surface**	**Subtotal**
Standard	77	73	44	194
Standard Accessible	2	2	1	5
Fuel Efficient Vehicles (FEV)	4	4	1	9
FEV Accessible	0	0	1	1
Electric Vehicle (EV) (w/charging)	3	3	0	6
EV (w/charging) Accessible	0	0	0	0
Totals	***86***	***82***	***47***	***215***

The proposed development would be built at a .91 FAR, which meets the Regional Office Land Use Designation FAR requirements outlined in the General Plan. The building would have a 35'-0" front setback, 13'-0" right side setback, 31'-3" left side setback, and an 80'-3" rear setback. The building would measure 48'-10 ½" in total height, which is less than the 50'-0" height limit. The Municipal Code defines height as the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof. In this particular case the highest adjacent grade has an elevation of 101'-0", and the lowest adjacent grade has an elevation of 100'-6"; therefore, the average grade is 100'-9". The top of building elevation is 149'-10 ½", which corresponds to an overall height of 48'-10 ½".

ENTITLEMENT PROCESS

As proposed, the project requires the following entitlements:

Architectural Review Permit: An Architectural Review Permit is required for any new building which would be visible from the public right-of-way. The Architectural Review Permit is the primary subject of review and recommended action in this staff report.

Zoning Code Text Amendment (P-D Amendment): The applicant is requesting a Planned Development Amendment to allow the development of an office building. The existing P-D Zoning District classification currently allows for restaurant use, but does not list office use. Therefore, the existing P-D Zoning District classification must be amended to allow for the proposed office use. The Planned Development zoning designation allows for the Planning Commission to recommend the office use and allow for more flexibility in site design, floor area ratio, as well as other aspects of the development to the City Council.

Planned Development Permit: All development in the P-D District must be developed and utilized in accordance with the approved P-D Development Plan. And, accordingly, a Planned Development Permit would be reviewed and approved to ensure the proposed development conforms with the provisions of that Development Plan.

NEIGHBORHOOD OUTREACH

The surrounding property owners within the Bayhill Office Park were informed about the proposed project through an informational public meeting notice mailed on November 3, 2015, as well as a separate neighborhood meeting held on November 4, 2015 at the Marriot Courtyard in the Bayhill Office Park. Two people were present at the November 4, 2015 meeting. There were a number of questions regarding a variety of topics, such as the location and amount of proposed parking, proposed transportation demand management measures, overall construction schedule, and potential tenants for the leasable space on the first floor.

In regards to the information public meeting notice that was sent to all property owners on November 3, 2015, staff has not received any direct questions from the public regarding the proposed development, as of the date of writing this report.

ARCHITECTURAL ANALYSIS

Peer Review

The proposed project was reviewed by Larry Cannon, Architectural Peer Review Consultant. Mr. Cannon noted that the proposed design is contemporary in style, and utilizes a blend of high quality materials that are suitable to the context of the surrounding office environment. Mr. Cannon did not have specific architectural design recommendations; rather, his recommendations were more focused on site design and improving on-site pedestrian and vehicular circulation. A summary of Mr. Cannon's comments are outlined below:

- Eliminate one parking space along the Grundy Lane frontage to allow a more adequate landscape buffer between the parking lot and the street.
- Clarify where employees and visitor will park and how they will enter the building. Provide a pedestrian link thought the line of parked cars immediately adjacent to the building, and provide a distinctly paved area with a minimum width of at least 4'-0" to set pedestrian movements apart from the moving vehicles.
- Provide a dedicated turn-around space at the dead end aisle in the north parking lot. Additionally, provide a partial hammerhead (5'-0" x 15'-0" minimum) at the eastern most edge of the north of the north parking lot.
- Add landscaping on the north side of the building.
- Provide dedicated vehicular turn around spaces at the end of all dead end drive aisles.
- Provide a better pedestrian link between the spaces on the east side of the garage and the elevators serving the main entry lobby.

Based on these comments, the applicant has further refined and modified this proposal in a coordinated effort with staff. The current proposal addresses the majority of staff's and Mr. Cannon's recommendations. Mr. Cannon's most recent memo is attached as Exhibit E.

Site Layout

Regarding overall site layout and building design, General Plan Policy LUD-51 promotes the construction of professional and administrative office buildings on existing surface parking lots in the Bayhill Office park. The site is currently vacant and contains 91 surface parking stalls. As proposed, the office building would be constructed over a two levels of subgrade parking, with a total of 47 surface parking spaces located on the western and northern areas of the site. Vehicular access to the site would be achieved via two driveways located off of Grundy Lane. The easternmost driveway, which is a 26'-0" wide access easement, would provide access to two levels of subterranean parking, and the westernmost driveway would provide access to the surface parking lots. The main pedestrian entrance to the building would be provided at the southwest portion of the building, and a secondary pedestrian entrance would be provided along the northern elevation.

Architectural Design

Form & Articulation

In terms of overall building form, staff finds that the proposed design respects the scale, form, and development pattern of existing office buildings within the Bayhill Office Park. The site is surrounded by three-story office buildings to the east, west, and south. All four exterior elevations provide varying façade depth by providing projecting walls. Specifically, the first floor along the southern elevation is

located 35'-0" feet front the front property, while the remainder of the building is setback an additional 33'-8". The majority of the western elevation incorporates a uniform setback; however, the corner element located along the southwest corner of the building projects approximately 3'-3" closer to the western property line. The corner element contains three aluminum sunshades measuring 5'-0" deep, and includes a large amount of glazing, which provides a strong visual presence and adds additional architectural interest from street view. As you turn the corner, the building entrance is setback approximately 28'-5" from the southwest corner element.

The eastern elevation compliments the western elevation in terms of varying façade depth. Starting at the northeast corner of the eastern elevation, the building is setback 16'-0" setback from the eastern property line. As you travel in the southerly direction, the building projects approximately 3'-3" closer to the eastern property line. As you turn the corner, the remaining portion of the eastern elevation is setback approximately 16'-5". Lastly, the northern elevation includes a uniform setback, expect that a portion of the building projects approximately 13'-3" closer to the northern property line. The projection is needed to accommodate an elevator and stairwell. The northwest corner of the stairwell projection also incorporates three aluminum sunshades measuring 5'-0" deep, and includes a large amount of glazing. Staff finds that the varying setbacks provide greater depth, break up an otherwise long, continuous wall, and provides greater architectural interest.

Exterior Materials:
Staff finds that the project includes a variety of exterior materials that additionally contribute interest to the proposed building. The majority of the building along all four exterior elevations would incorporate a glass fiber reinforced concrete (GFRC) precast finish. The GFRC is gray in color and has a smooth finish. The projecting wall element found along the southwest, southeast, and northern elevations would incorporate a composite rainscreen wall panel, known as Trespa Meteon. The composite rainscreen wall panel is rusted brown in color. A number of windows are proposed along all exterior elevations. All windows would include a clear anodized finish and would contain aluminum sunshades that measure 2'-6" deep. An aluminum composite panel, prefinished metal coping/flashing, and prefinished metal fascia would be installed along the upper portion of the building throughout all exterior elevations. Staff finds that all proposed exterior materials complement one another in terms of overall finish and color.

The San Bruno Municipal Code requires that all mechanical screening be screened from public view. Staff recommends that the proposed roof screening incorporate finishing materials that match the proposed exterior finishes of the building (Trespa Meteon, Aluminum Wall Panels, or GFRC). Additionally, staff recommends that decorative screening be incorporated for the trash enclosure and ground mounted generator located at the northern end of the site.

Retaining walls are proposed directly in front of the building fronting Grundy Lane and along the eastern elevation. The east elevation also contains a large exposed garage wall. Staff recommends that the proposed retaining walls and garage wall incorporate a high quality, decorative design, with an attractive cap element.

Landscaping
A variety of drought tolerant trees, shrubs, perennials, and groundcovers are proposed throughout the entire site. Specifically, the landscaping plan includes six different variety of trees, seven different shrubs and perennials, and four different types of ground covers. A total of 14 existing heritage trees would be removed as a result of the proposed project. The San Bruno Municipal Code requires that any heritage

tree removed shall be replaced with either two 24" box size trees, or one 36" inch box size tree. The applicant is electing to install 30, 24" box tree, which exceeds Municipal Code requirements. In addition, required bio-retention areas for on-site stormwater retention include ground cover plants to absorb and filter water run-off.

Signage

The proposal includes building mounted signage along the upper portion of the north elevation. The proposed signage would be internally illuminated and would incorporate the San Francisco Police Credit Union logo. Staff recommends that similar building signage be included along the southern elevation, which is visible from the public right-of-way. The architectural plans currently do not currently include signage along the southern elevation; however, the color renderings indicate that the southern elevation would contain signage. Additionally, staff recommends that the applicant incorporate signage details into the overall architectural package. Lastly, staff recommends the existing free-standing pole sign, which was previously used for the former restaurant, be removed.

RECOMMENDATION

The project would be the most significant new development in the Bayhill Office Park in many years and would visually enhance the existing site. The project would enhance the Bayhill Office Park by developing a site that has remained vacant for five years. Staff finds that the proposed project is consistent with the design and scale of the surrounding office buildings in the Bayhill Office Park. Additionally, the proposed project is consistent with the General Plan Land Use Designation of Regional Office.

Staff recommends the Architectural Review Committee forward the project to the Planning Commission with the following staff recommendations:

- Specify finishing materials for proposed mechanical screening. Staff recommends incorporating a finishing material that matches the proposed exterior finishes of the building (Trespa Meteon, Aluminum Wall Panels, or GFRC).
- Provide an elevation/detail for the trash enclosure and ground mounted generator screening. Staff recommends incorporating decorative screening that is compatible with the exterior materials of the building. Consider incorporating a green screen to further screen the trash enclosure and ground mounted mechanical equipment from public view.
- Provide a detail for the proposed retaining wall and cap element. Staff recommends that the proposed retaining walls and garage wall incorporate a high quality, decorative design, with an attractive cap element.
- Update the color renderings by including the foundation plantings along the northerly elevation, and the walkway pavement treatment along the westerly elevation.
- Provide a detail for all proposed exterior signage. Ensure the color renderings and the architectural elevations are consistent with each other regarding the amount of proposed signage and location of proposed signage. Lastly, staff recommends the existing free-standing pole sign, which was previously used for the former restaurant, be removed.
- Specify whether widows will be tinted. If so, submit samples of window tinting for staff review.

Full findings for approval and conditions of approval will be presented to the Planning Commission and City Council.

Date of Preparation: November 6, 2015
Prepared by: Matt Neuebaumer, Associate Planner

1250 Grundy Lane
020-011-290

Exhibit A- Site Location

1250 Grundy Lane

Exhibit B – Photographs

(Adjacent Property to the East – 1100 Grundy Lane)

(Adjacent Property to the West – 1000 Cherry Avenue)

Exhibit B – Photographs

SAN FRANCISCO POLICE CREDIT UNION NEW ADMINISTRATION BUILDING

1250 GRUNDY LANE
SAN BRUNO, CA 94066

ABBREVIATIONS

ACOUST.	ACOUSTICAL
AT., ACT	ACOUSTICAL CEILING TILE
AD.	AREA DRAIN
AFF	ABOVE FINISH FLOOR
AGG.	AGGREGATE
AL.	ALUMINUM
ANOD.	ANODIZE
ATM	AUTOMATIC TELLER MACHINE
BD.	BOARD
BL.	BLINDS
BLDG.	BUILDING
BLKG.	BLOCKING
BPL	BENCH MARK, BRASS
B.O.	BY OTHERS
BR.	BULLET RESISTANT
BRG.	BEARING
BSMT.	BASEMENT
CB.	CATCH BASIN
C.C.	CARPET CHANGE
C.I.	CAST IRON
℄	CENTERLINE
CL.	CLOSET
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
C.U.	CONDENSING UNIT
CPT.	CARPET
CT	CERAMIC TILE
D.F.S.	DIRECT EXTERIOR FINISH SYSTEM
DIA. ø	DIAMETER
ø	DIAMETER
DIM(S)	DIMENSION(S)
DN.	DOWN
DPR.	DRAPERY
D.S.	DOWN SPOUT
DTL	DETAIL
DWG.	DRAWING
E.	EAST
E.I.F.S.	EXTERIOR INSULATING FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR, ELEVATION
EWC	ELECTRIC WATER COOLER
EX.	EXISTING
EXH.	EXHAUST
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FF.	FINISH FLOOR
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
FURR.	FURRING, FURRED
FUT.	FUTURE

ABBREVIATIONS

GA.	GAUGE
G.B.	GYPSUM BOARD
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GR.	GRADE, GRANITE
GYP.	GYPSUM
HB.	HOSE BIBB
HC.	HOLLOW CORE
HDCP.	HANDICAP
HDW.	HARDWARE
HT.	HEIGHT
HTR.	HEATER
HVAC	HEATING VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
INS.	INSIDE
INSUL.	INSULATION
INT.	INTERIOR
I.W.	INTERIOR WORK
JAN.	JANITOR CLOSET
JST.	JOIST
KIT.	KITCHEN, KITCHENETTE
K.O.	KNOCK OUT
LAV.	LAVATORY
LAM.	LAMINATE
LTL.	LINTEL
LVR.	LOUVER
M.	MARBLE
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MH.	MANHOLE
MISC.	MISCELLANEOUS
MFR.	MANUFACTURER
MLDG.	MOULDING
M.O.	MASONRY OPENING
M.S.R.	MEMBER SERVICE REP
MTL.	METAL
N.	NORTH
N.C.	NO CHANGE
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.D.	OUTSIDE DIAMETER, OVERFLOW DRAIN
OFF.	OFFICE
OPG.	OPENING
P.	PLATE
PL.	PLATE, PLASTIC LAMINATE
PLAST.	PLASTIC
PLAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PNL.	PANELATE
PTD.	PAINTED
PTN.	PARTITION
PVC	POLYVINYL CHLORIDE
QT.	QUARRY TILE
RA.	RETURN AIR
RD.	ROOF DRAIN
REQ'D	REQUIRED
RM.	ROOF, RESILIENT MATERIAL
RTU.	ROOF TOP UNIT
S.	SOUTH
SC.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SS	SOLID SURFACE, SERVICE SINK, STAINLESS STEEL
ST.	STAIN
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYN.	SYNTHETIC
SYS.	SYSTEM
TEL.	TELEPHONE
THR.	THRESHOLD
TLT.	TOILET
T.O.S.	TOP OF STEEL
TR.	TRANSOM
TYP.	TYPICAL
VAT.	VISUAL AUTOMATIC TELLER
VEST.	VESTIBULE
W.	WEST
W/	WITH
WC.	WALL COVERING, WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
WP.	WATER PROOF
W/O	WITHOUT
WWF.	WELDED WIRE FABRIC

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PROJECT INFORMATION

OWNER:
SF POLICE CREDIT UNION
2550 IRVING STREET
SAN FRANCISCO, CALIFORNIA 94122

ARCHITECT:
NEWGROUND INTERNATIONAL
3450 SOUTH OUTER FORTY DRIVE
SUITE 302
CHESTERFIELD, MO. 63017

CIVIL ENGINEER:
BKF ENGINEERS
255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065

MECHANICAL, PLUMBING FIRE PROTECTION, ELECTRICAL ENGINEERS:
SYSKA HENNESSY GROUP, INC.
425 CALIFORNIA STREET SUITE 700
SAN FRANCISCO, CA 94103

LANDSCAPE ARCHITECT:
CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE, INC
311 SEVENTH AVENUE
SAN MATEO, CA 94401

SITE LOCATION

PROJECT DATA

BUILDING USE:
FINANCIAL INSTITUTION ADMINISTRATION CENTER

SCOPE OF WORK:
NEW CONSTRUCTION

BUILDING CODE:

2013 CALIFORNIA BUILDING CODE, TITLE 24
- PART 1 CALIFORNIA ADMINISTRATIVE CODE
- PART 2 CALIFORNIA BUILDING CODE
- PART 3 CALIFORNIA ELECTRICAL CODE
- PART 4 CALIFORNIA MECHANICAL CODE
- PART 5 CALIFORNIA PLUMBING CODE
- PART 6 CALIFORNIA ENERGY CODE
- PART 9 CALIFORNIA FIRE CODE
- PART 11 CALIFORNIA GREEN BLDG. STANDARDS CODE
- PART 12 CALIFORNIA REFERENCE STANDARD CODES

ZONING - P-D PLANNED DEVELOPMENT
PROJECT BOUNDARY AREA - 74,320 SF
GROSS BUILDING AREA (SF ABOVE GRADE) - 67,586 SF
BUILDING FOOTPRINT AT FIRST FLOOR (SF) - 24,941 SF

FLOOR AREA RATIO (FAR) -
67,586 SF/74,320 SF = .91 FAR

LOT COVERAGE
BUILDING FOOTPRINT/SITE AREA -
24,941 SF/74,320 SF = 33.6%

MAXIMUM BUILDING HEIGHT -
50 FT. ABOVE AVERAGE GRADE AT BUILDING

CODE SUMMARY

USE GROUP CLASSIFICATION:
NON-SEPARATED MIXED USE
BUSINESS, B
STORAGE, S-2 (PARKING GARAGE)

CONSTRUCTION CLASSIFICATION:
IIB, UNPROTECTED

SEISMIC CATEGORY: D

GENERAL NOTES

N.I.C. NOT IN CONTRACT

VERIFY ALL ELEVATOR DIMENSIONS AND DETAILS WITH MANUFACTURER'S SHOP DRAWING

SEE CEILING PLANS FOR ALL CEILING TYPES AND HEIGHTS

SEE FINISH PLANS FOR ALL OTHER ROOM FINISHES

LEGEND

- DETAIL NUMBER / SECTION OR DTL SYMBOL / SHEET NUMBER WHERE DETAIL IS SHOWN
- 101 ROOM NUMBER
- 101 DOOR NUMBER
- 2 — 2 — 2 HOUR RATED PARTITION
- 1 KEY NOTE (ONLY PERTAINS TO ITEMS SHOWN ON PARTICULAR SHEET WHERE KEY NOTES ARE SHOWN)
- 1 WALL OR PARTITION WITH PARTION TYPE NUMBER

EXHIBIT C

NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB
[illegible]

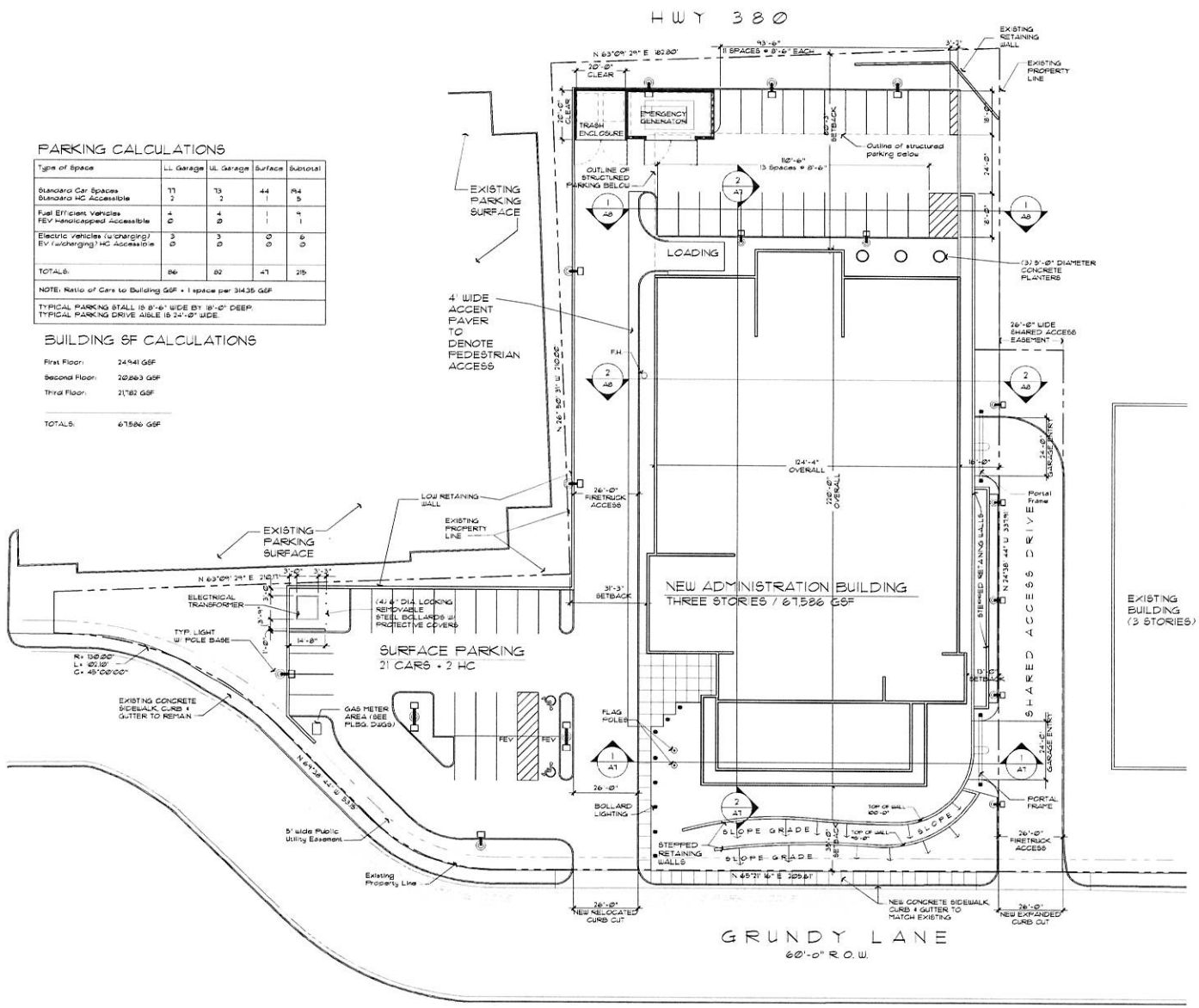
CONSULTANTS
NewGround International, Inc.
[illegible]

DO NOT REPRODUCE
This document contains confidential information, and is an instrument of service and property of the architect. It shall not be used on other projects or for the extension of this project without the Architect's written approval.

SF Police Credit Union
New Administration Building
1250 Grundy Lane
San Bruno, California 94066

ARC Submittal 10-22-15

Revision:	
Issue Date:	XX XXXX 2015
Arch. / Engr:	D. Wilcoxen
Drawn By:	DM/RD
Check By:	M. NEFF
Project No.	29160-0004
Title:	COVER SHEET
Sheet No.	A0



PARKING CALCULATIONS

Type of Space	LL Garage	UL Garage	Surface	Subtotal
Standard Car Spaces Standard HC Accessible	77 2	73 2	44 1	194 5
Fuel Efficient Vehicles FEV Handicapped Accessible	4 0	4 0	1 1	9 1
Electric Vehicles (w/charging) EV (w/charging) HC Accessible	3 0	3 0	0 0	6 0
TOTALS:	86	82	47	215
NOTE: Ratio of Cars to Building GSF = 1 space per 314.35 GSF				
TYPICAL PARKING STALL IS 8'-6" WIDE BY 18'-0" DEEP. TYPICAL PARKING DRIVE AISLE IS 24'-0" WIDE.				

BUILDING SF CALCULATIONS

First Floor:	24,941 GSF
Second Floor:	20,863 GSF
Third Floor:	21,782 GSF
TOTALS:	67,586 GSF

0 10' 20' 40' 60' 100'

Site Development Plan

Scale: 1" = 20'-0"

NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB

CONSULTANTS
NewGround International, Inc.

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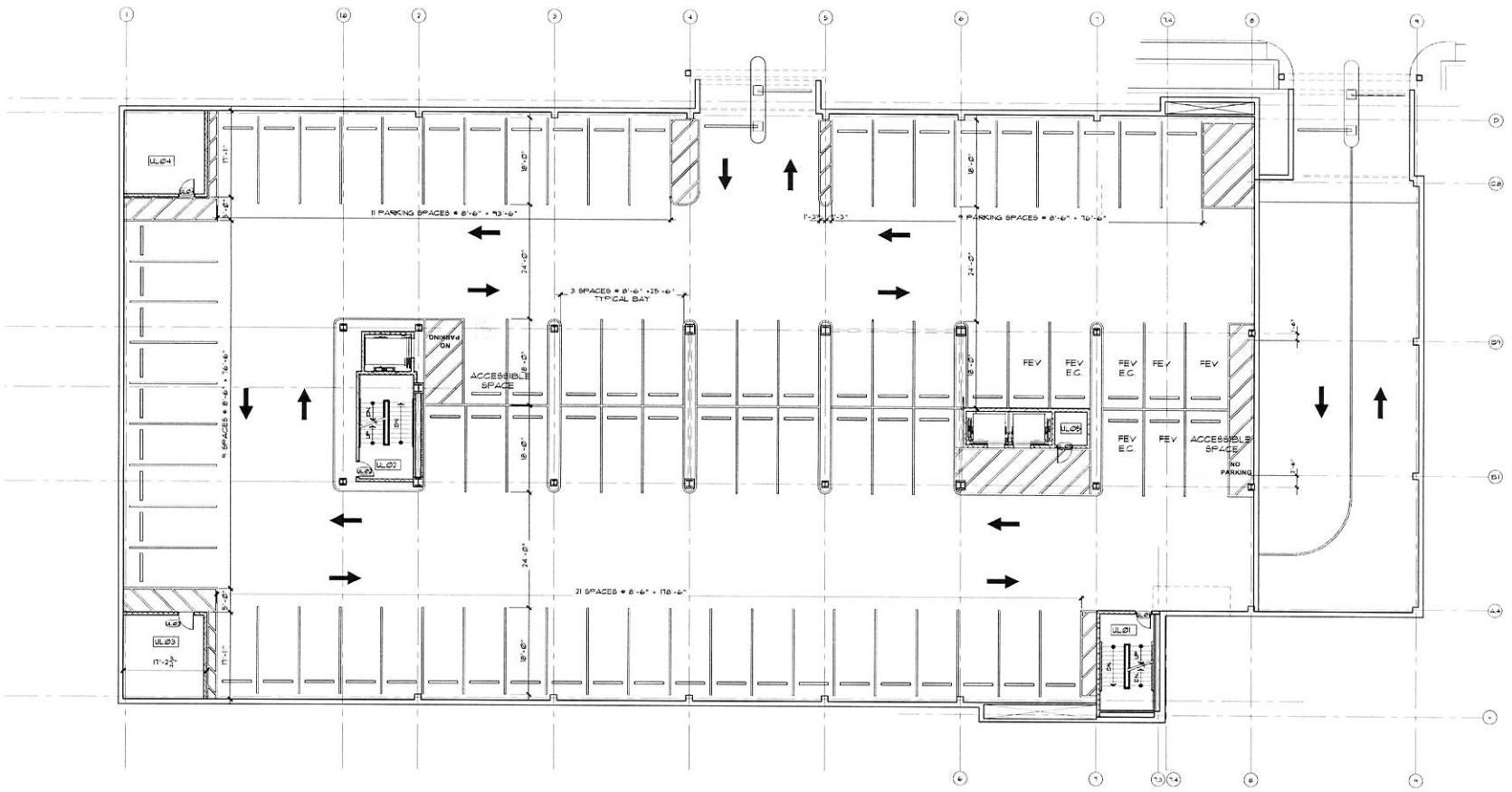
SF Police Credit Union
New Administration Building
1250 Grundy Lane
San Bruno, California 94066

ARC Submittal 10-22-15

Revision:	
Issue Date:	[illegible] 2015
Arch. / Engr:	D. Wilcoxen
Drawn By:	RD
Check By:	M. NEFF
Project No.	29160-0004
Title:	ARCHITECTURAL SITE PLAN
Sheet No.	**A1.1**



NORTH

1 / A2.1 UPPER LEVEL GARAGE PLAN
SCALE: 1/32" = 1'-0"

NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB

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SF Police Credit Union
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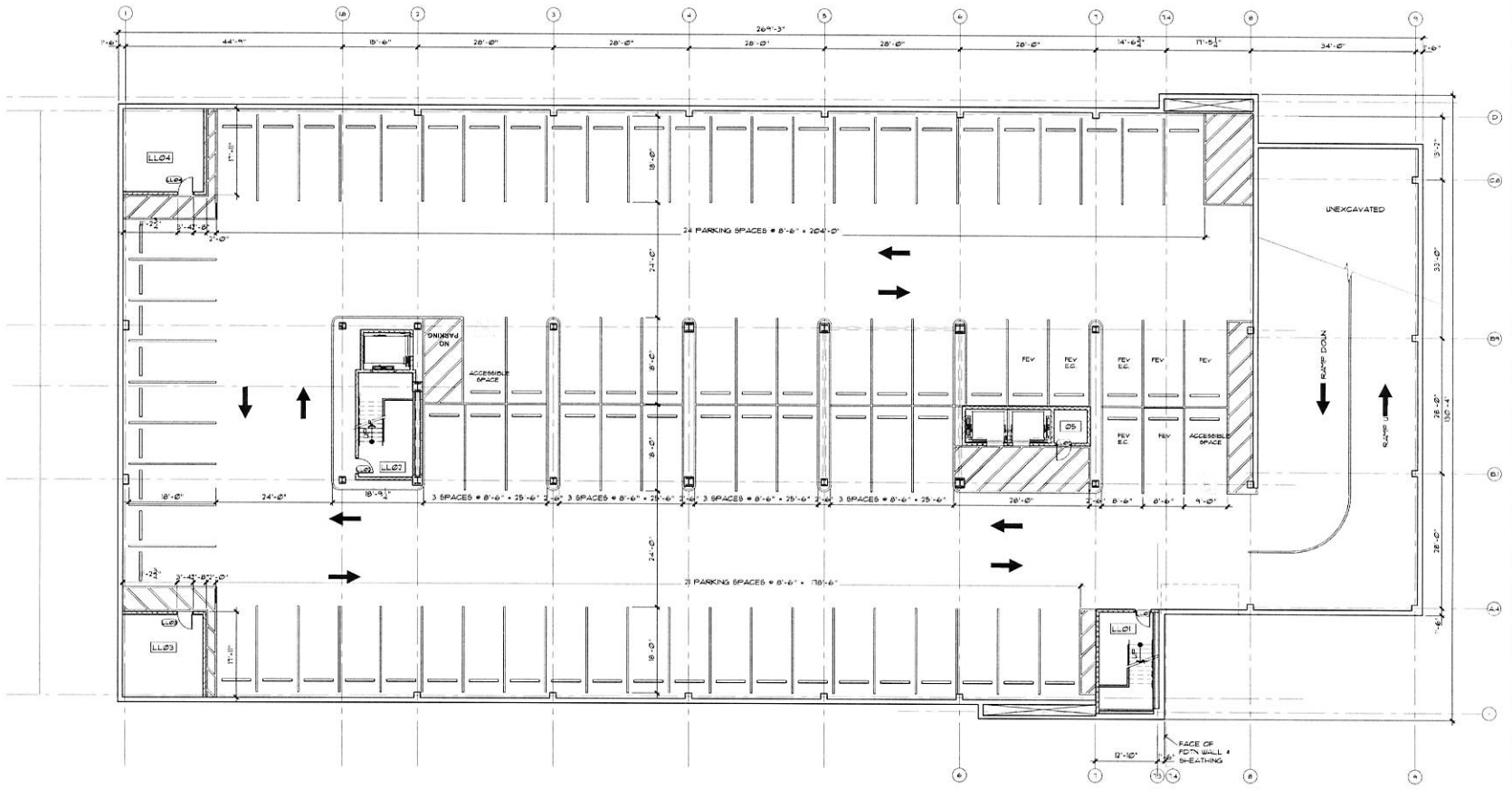
Check By:	M.NEFF
Project No.	29160-0004
Title:	UPPER LEVEL GARAGE PLAN
Sheet No.	A2.1



NORTH

LOWER LEVEL GARAGE PLAN

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

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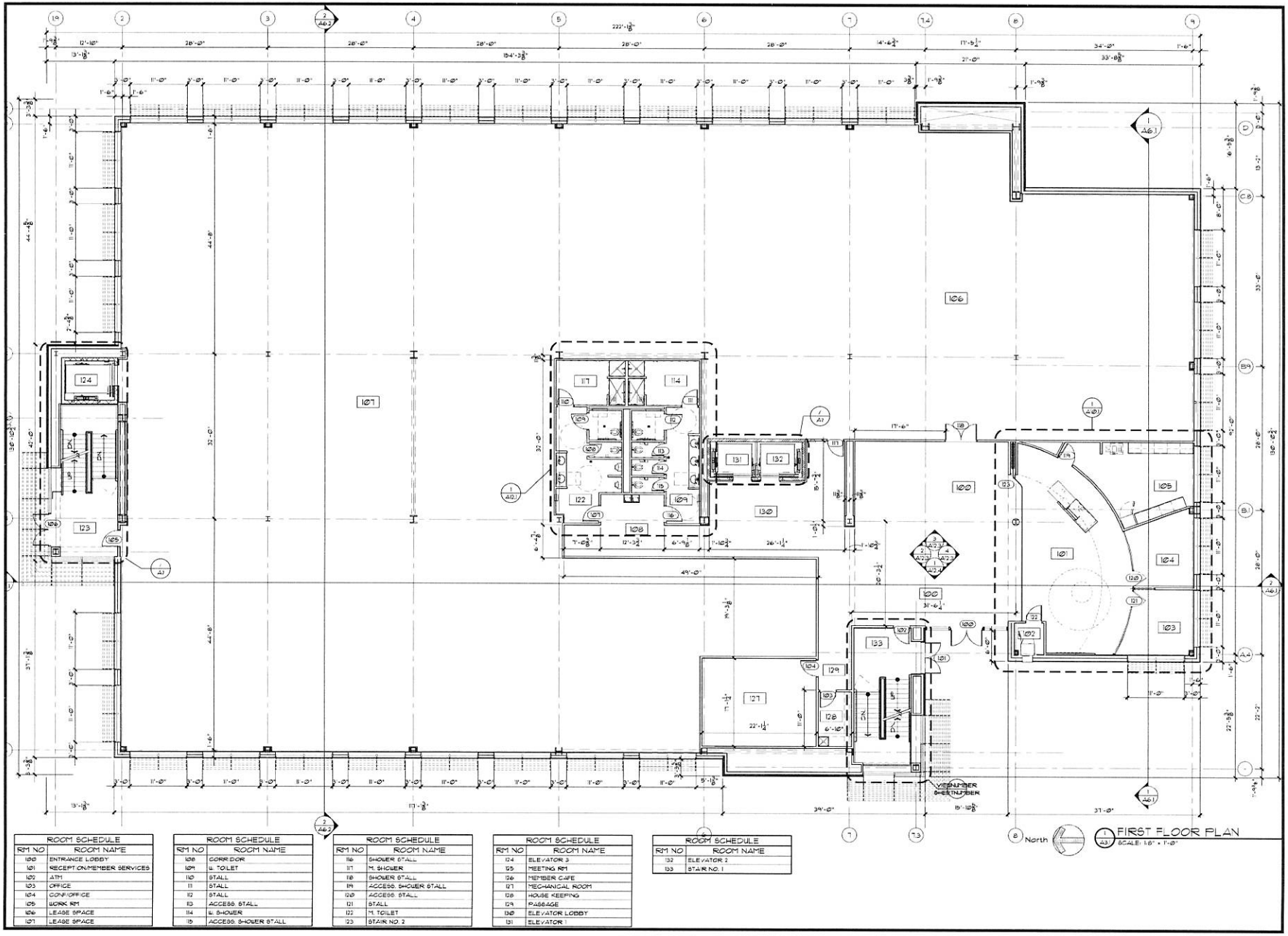
Title:	LOWER LEVEL GARAGE PLAN
Sheet No.	A2.2



ROOM SCHEDULE	
RM NO	ROOM NAME
100	ENTRANCE LOBBY
101	RECEPT.ON/MEMBER SERVICES
102	ATM
103	OFFICE
104	CONF/OFFICE
105	WORK RM
106	LEASE SPACE
107	LEASE SPACE

ROOM SCHEDULE	
RM NO	ROOM NAME
108	CORRIDOR
109	W. TOILET
110	STALL
111	STALL
112	STALL
113	ACCESS. STALL
114	W. SHOWER
115	ACCESS. SHOWER STALL

ROOM SCHEDULE	
RM NO	ROOM NAME
116	SHOWER STALL
117	M. SHOWER
118	SHOWER STALL
119	ACCESS. SHOWER STALL
120	ACCESS. STALL
121	STALL
122	M. TOILET
123	STAIR NO. 2

ROOM SCHEDULE	
RM NO	ROOM NAME
124	ELEVATOR 3
125	MEETING RM
126	MEMBER CAFE
127	MECHANICAL ROOM
128	HOUSE KEEPING
129	PASSAGE
130	ELEVATOR LOBBY
131	ELEVATOR 1

ROOM SCHEDULE	
RM NO	ROOM NAME
132	ELEVATOR 2
133	STAIR NO. 1

North

1 FIRST FLOOR PLAN
A3.1 SCALE: 1/8" = 1'-0"

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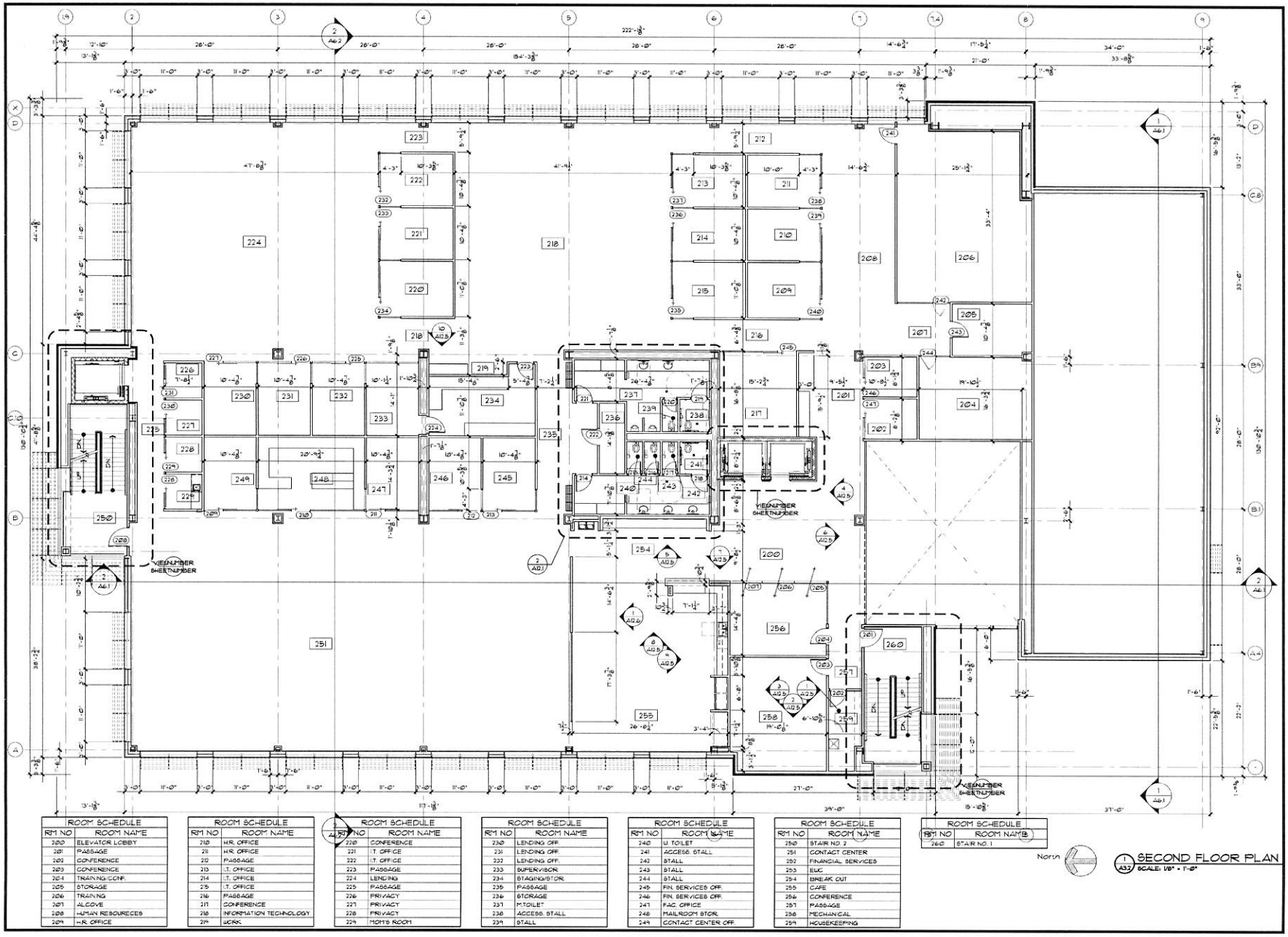
Check By:	M. NEFF
Project No:	29150-0004
Title:	FIRST FLOOR PLAN
Sheet No.	**A3.1**



ROOM SCHEDULE	
RM NO	ROOM NAME
200	ELEVATOR LOBBY
201	PASSAGE
202	CONFERENCE
203	CONFERENCE
204	TRAINING/CONF.
205	STORAGE
206	TRAINING
207	ALCOVE
208	HUMAN RESOURECES
209	H.R. OFFICE

ROOM SCHEDULE	
RM NO	ROOM NAME
210	H.R. OFFICE
211	H.R. OFFICE
212	PASSAGE
213	I.T. OFFICE
214	I.T. OFFICE
215	I.T. OFFICE
216	PASSAGE
217	CONFERENCE
218	INFORMATION TECHNOLOGY
219	WORK

ROOM SCHEDULE	
RM NO	ROOM NAME
220	CONFERENCE
221	I.T. OFFICE
222	I.T. OFFICE
223	PASSAGE
224	LENDING
225	PASSAGE
226	PRIVACY
227	PRIVACY
228	PRIVACY
229	MOMS ROOM

ROOM SCHEDULE	
RM NO	ROOM NAME
230	LENDING OFF.
231	LENDING OFF.
232	LENDING OFF.
233	SUPERVISOR
234	STAGING/STOR.
235	PASSAGE
236	STORAGE
237	M.TOILET
238	ACCESS. STALL
239	STALL

ROOM SCHEDULE	
RM NO	ROOM NAME
240	W. TOILET
241	ACCESS. STALL
242	STALL
243	STALL
244	STALL
245	FIN. SERVICES OFF.
246	FIN. SERVICES OFF.
247	FAC. OFFICE
248	MAILROOM STOR.
249	CONTACT CENTER OFF.

ROOM SCHEDULE	
RM NO	ROOM NAME
250	STAIR NO. 2
251	CONTACT CENTER
252	FINANCIAL SERVICES
253	EUC
254	BREAK OUT
255	CAFE
256	CONFERENCE
257	PASSAGE
258	MECHANICAL
259	HOUSEKEEPING

ROOM SCHEDULE	
RM NO	ROOM NAME
260	STAIR NO. 1

North

1 A93 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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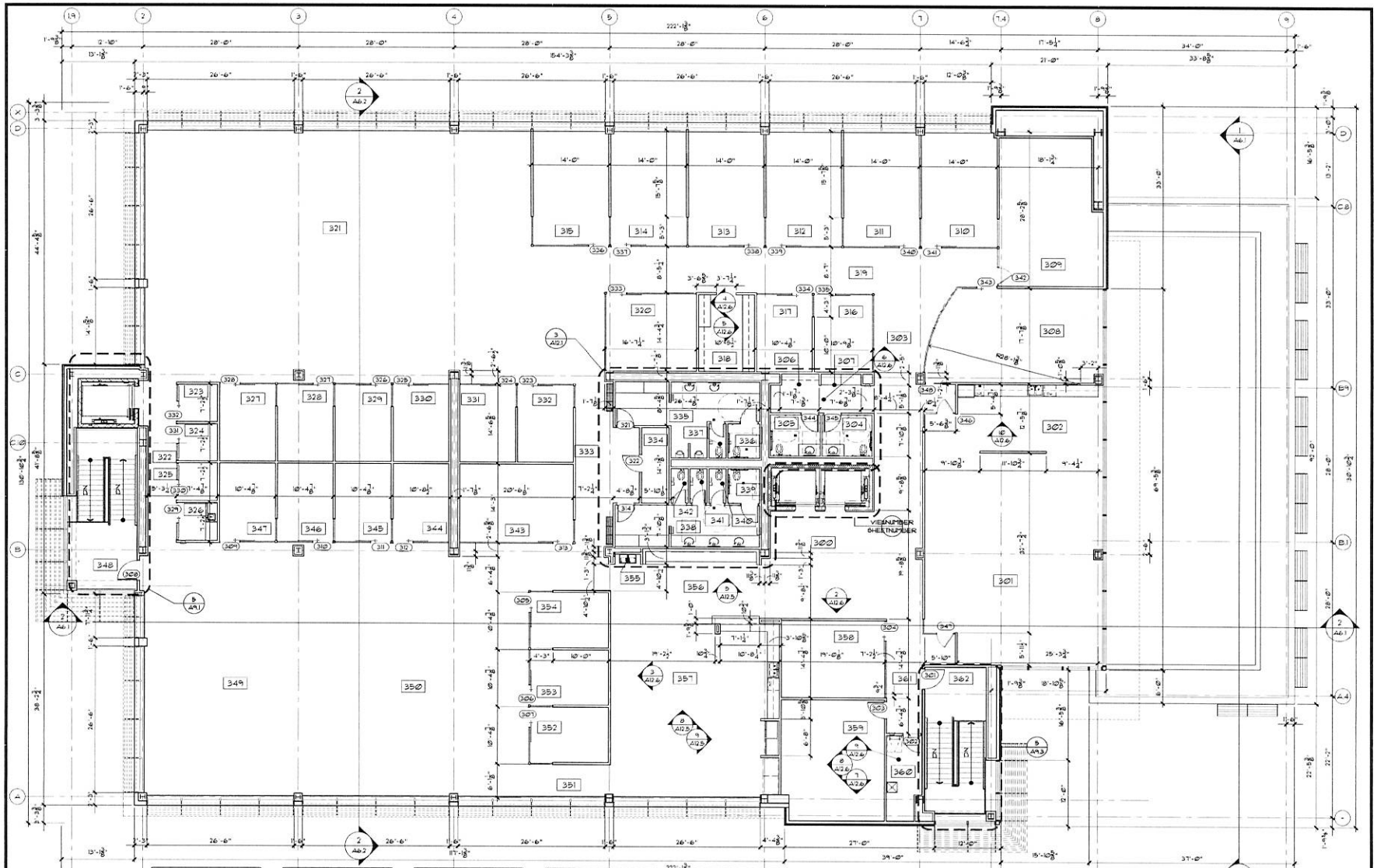
Drawn By:	RDI DG
Check By:	M. NEFF
Project No.	29160-0004
Title:	SECOND FLOOR PLAN
Sheet No.	A3.2



ROOM SCHEDULE	
RM NO	ROOM NAME
300	ELEVATOR LOBBY
301	BOARD ROOM
302	EXEC. KITCHEN
303	PASSAGE
304	WOMEN
305	MEN
306	COATS
307	STORAGE
308	CEO
309	EXEC. CONFERENCE

ROOM SCHEDULE	
RM NO	ROOM NAME
310	SVP
311	SVP
312	SVP
313	SVP
314	SVP
315	FUT. SVP
316	ADMIN. ASSIST.
317	ADMIN. ASSIST.
318	WORK ROOM
319	PASSAGE

ROOM SCHEDULE	
RM NO	ROOM NAME
320	CONF. ROOM
321	OPEN OFFICE
322	PASSAGE
323	PRIVACY
324	PRIVACY
325	PRIVACY
326	MCM'S ROOM
327	RM OFFICE
328	RM OFFICE
329	A & R OFFICE

ROOM SCHEDULE	
RM NO	ROOM NAME
330	CONFERENCE
331	ES OFFICE
332	ES OFFICE
333	PASSAGE
334	STORAGE
335	M. TOILET
336	ACCESS. STALL
337	STALL
338	W. TOILET
339	ACCESS. STALL

ROOM SCHEDULE	
RM NO	ROOM NAME
340	STALL
341	STALL
342	STALL
343	MKTG/MD STOR.
344	MEDIA CONF.
345	ACCT. OFFICE
346	ACCT. OFFICE
347	ACCT. OFFICE
348	STAIR NO. 2
349	ACCT./FIN.

ROOM SCHEDULE	
RM NO	ROOM NAME
350	MKTG/MEM. DEV.
351	PASSAGE
352	MD HOTEL
353	MD OFFICE
354	MKTG OFFICE
355	EJC
356	BREAK OUT
357	CAFE
358	CONFERENCE
359	MECHANICAL

ROOM SCHEDULE	
RM NO	ROOM NAME
360	HOUSEKEEPING
361	PASSAGE
362	STAIR NO. 1

North

1 A3.3 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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[illegible]

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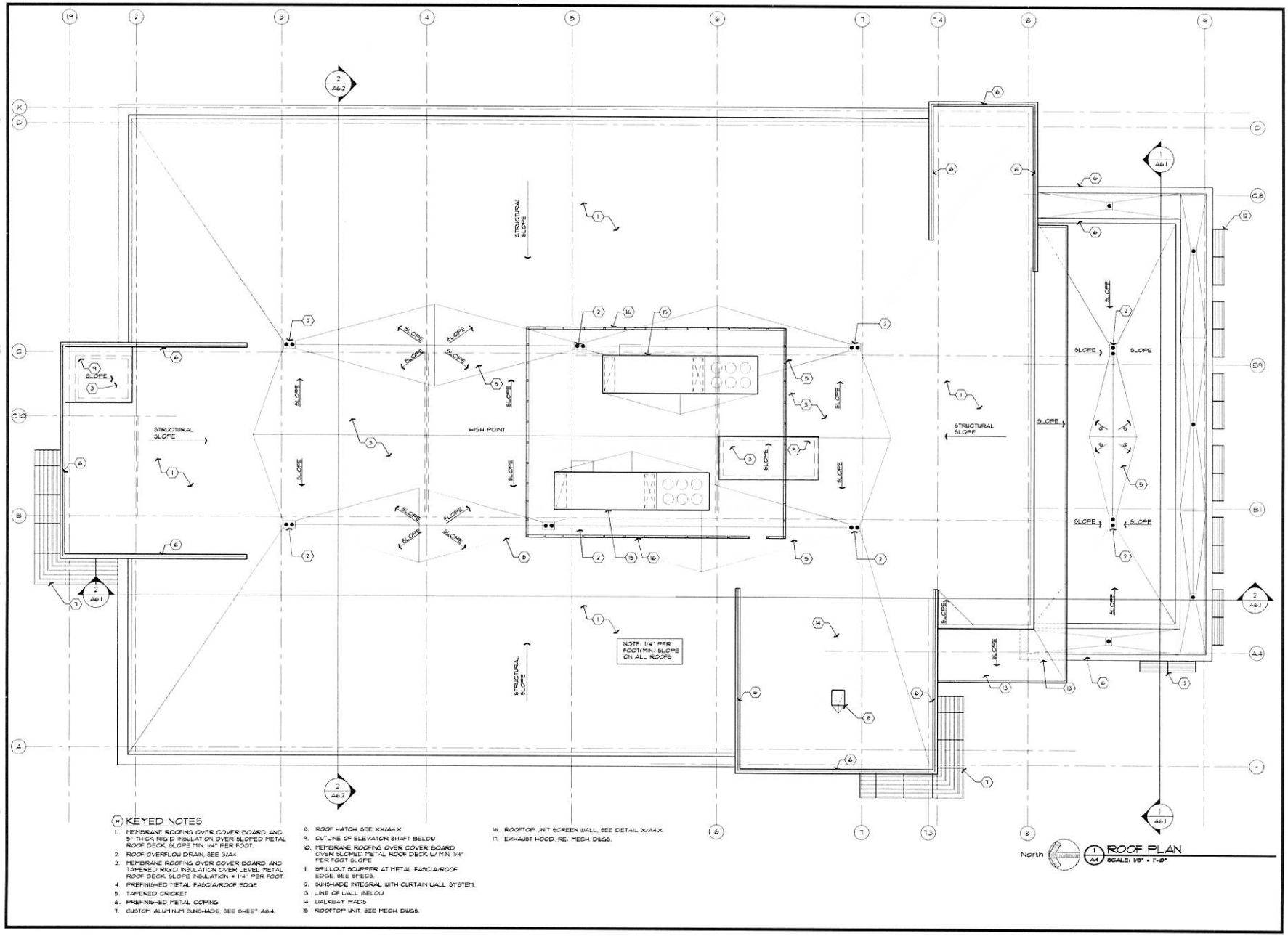
Title: THIRD FLOOR PLAN
Sheet No.
A3.3



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

KEYED NOTES

1. MEMBRANE ROOFING OVER COVER BOARD AND 5" THICK RIGID INSULATION OVER SLOPED METAL ROOF DECK, SLOPE MIN. 1/4" PER FOOT.
2. ROOF OVERFLOW DRAIN, SEE 3/A4
3. MEMBRANE ROOFING OVER COVER BOARD AND TAPERED RIGID INSULATION OVER LEVEL METAL ROOF DECK, SLOPE INSULATION + 1/4" PER FOOT.
4. PREFINISHED METAL FASCIA/ROOF EDGE
5. TAPERED CRICKET
6. PREFINISHED METAL COPING
7. CUSTOM ALUMINUM SUNSHADE, SEE SHEET A8.4.
8. ROOF HATCH, SEE XX/A4.X
9. OUTLINE OF ELEVATOR SHAFT BELOW
10. MEMBRANE ROOFING OVER COVER BOARD OVER SLOPED METAL ROOF DECK W/ MIN. 1/4" PER FOOT SLOPE
11. SPILLOUT SCUPPER AT METAL FASCIA/ROOF EDGE, SEE SPECS.
12. SUNSHADE INTEGRAL WITH CURTAIN WALL SYSTEM.
13. LINE OF WALL BELOW
14. WALKWAY PADS
15. ROOFTOP UNIT, SEE MECH. DWGS.
16. ROOFTOP UNIT SCREEN WALL, SEE DETAIL X/A4.X
17. EXHAUST HOOD, RE: MECH. DWGS.

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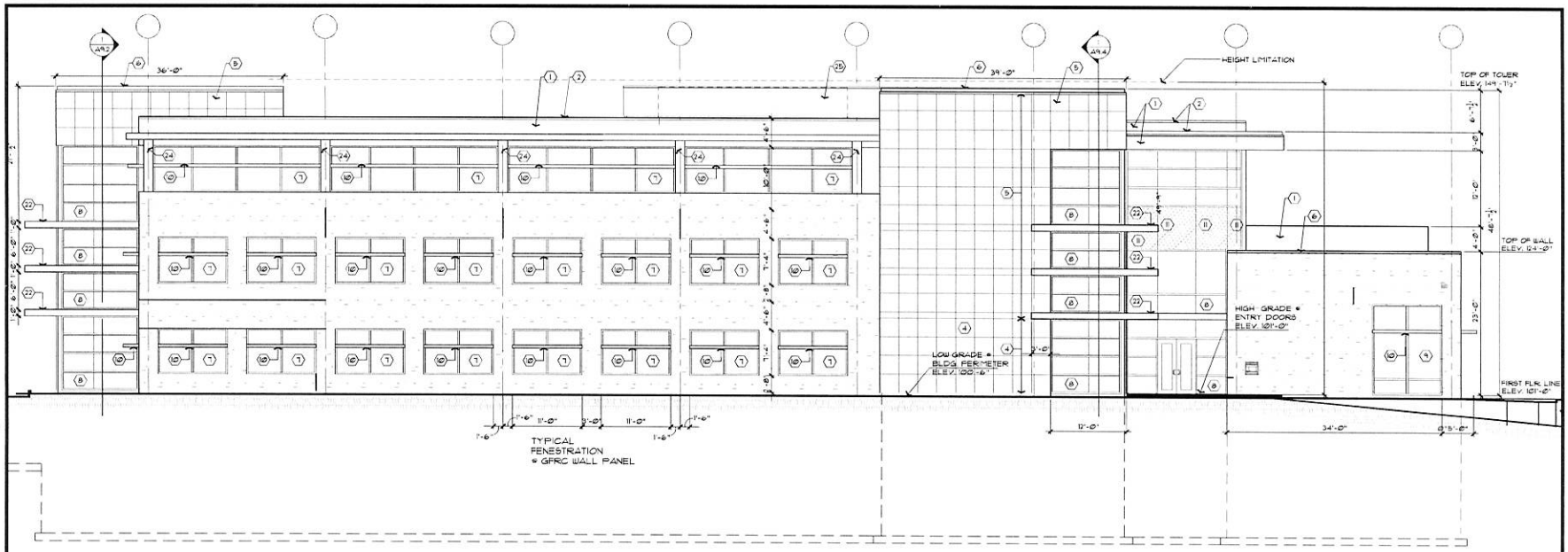
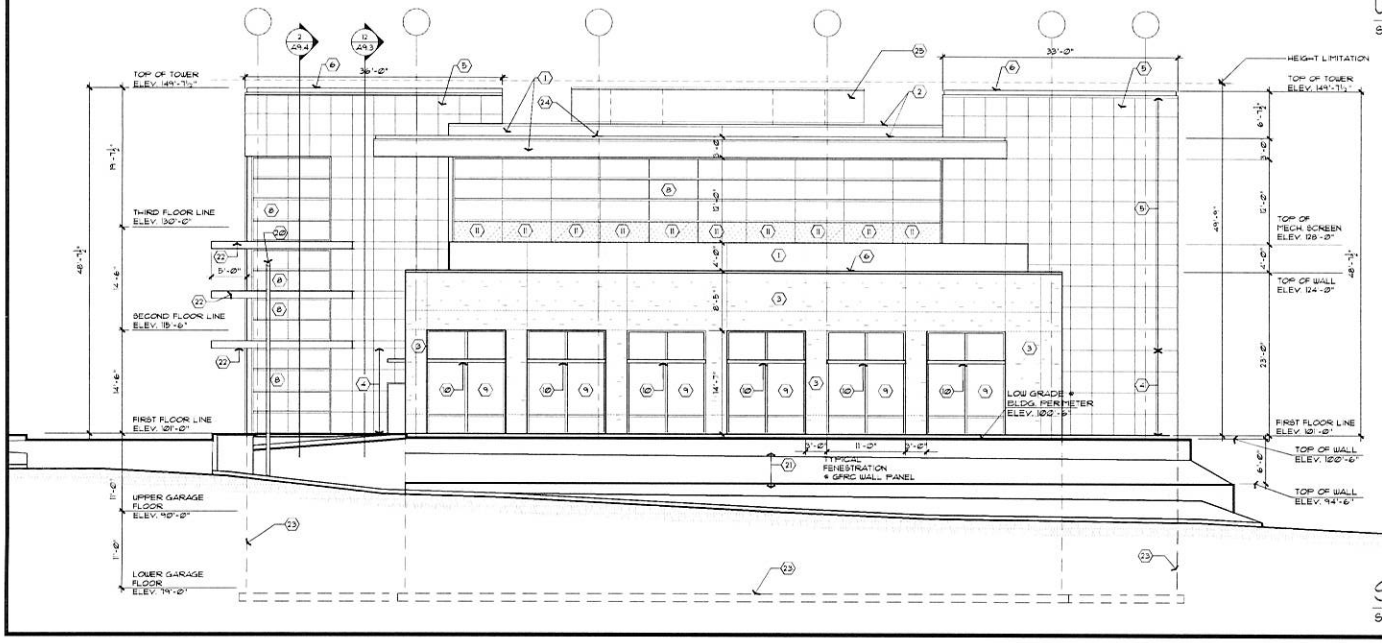
Project No.	29160-0004
Title:	ROOF PLAN
Sheet No.	**A4**



WEST ELEVATION

SCALE: ⅛" = 1'-0"



KEYED NOTES

1. ALUMINUM COMPOSITE PANEL
2. PREFINISHED METAL FASCIA/ ROOF EDGE
3. GLASS FIBER REINFORCED CONCRETE (GFRC) PRECAST PANEL
4. COMPOSITE RAINSCREEN WALL PANEL - CLOSED JOINT SYSTEM
5. COMPOSITE RAINSCREEN WALL PANEL - OPEN JOINT SYSTEM
6. PREFINISHED METAL COPING/FLASHING
7. 2 1/2" X 6" ALUMINUM CURTAINWALL FRAMING W/ INSULATING GLASS
8. 2 1/2" X 7 1/4" ALUMINUM CURTAINWALL FRAMING W/ INSULATING GLASS AND STRUCTURAL SEALANT GLAZED VERTICAL JOINTS
9. 2 1/2" X 7 1/4" ALUMINUM CURTAINWALL FRAMING W/ INSULATING GLASS
10. 2'-6" DEEP INTEGRAL SUNSHADES BY ALUMINUM CURTAINWALL MANUFACTURER
11. INSULATING SPANDREL GLASS
12. ILLUMINATED LOGO BUILDING SIGN, RE: DETAIL X/AX
13. HOLLOW METAL DOOR AND FRAME
14. THERMAL BREAK ALUMINUM STOREFRONT DOOR AND FRAMING
15. OVERFLOW DRAIN OUTLET WITH FLAPPER DOOR CLOSURE
16. 6" HIGH VINYL ADDRESS NUMBERS
17. FIRE DEPARTMENT CONNECTION, SEE PLUMBING DWGS.
18. PRECAST PANEL JOINT, RE:8/A8.6
19. EXHAUST LOUVER SEE MECH. DWGS.
20. 30' TALL FLAGPOLE
21. MODULAR RETAINING WALL
22. 5'-0" DEEP CUSTOM ALUMINUM SUNSHADES - ATTACH TO BUILDING STRUCTURE
23. LINE OF CONCRETE PARKING STRUCTURE BELOW
24. SPILLOUT SCUPPER AT PREFINISHED MTL. FASCIA/ROOF EDGE
25. ROOFTOP UNIT SCREEN WALL

SOUTH ELEVATION

SCALE: ⅛" = 1'-0"

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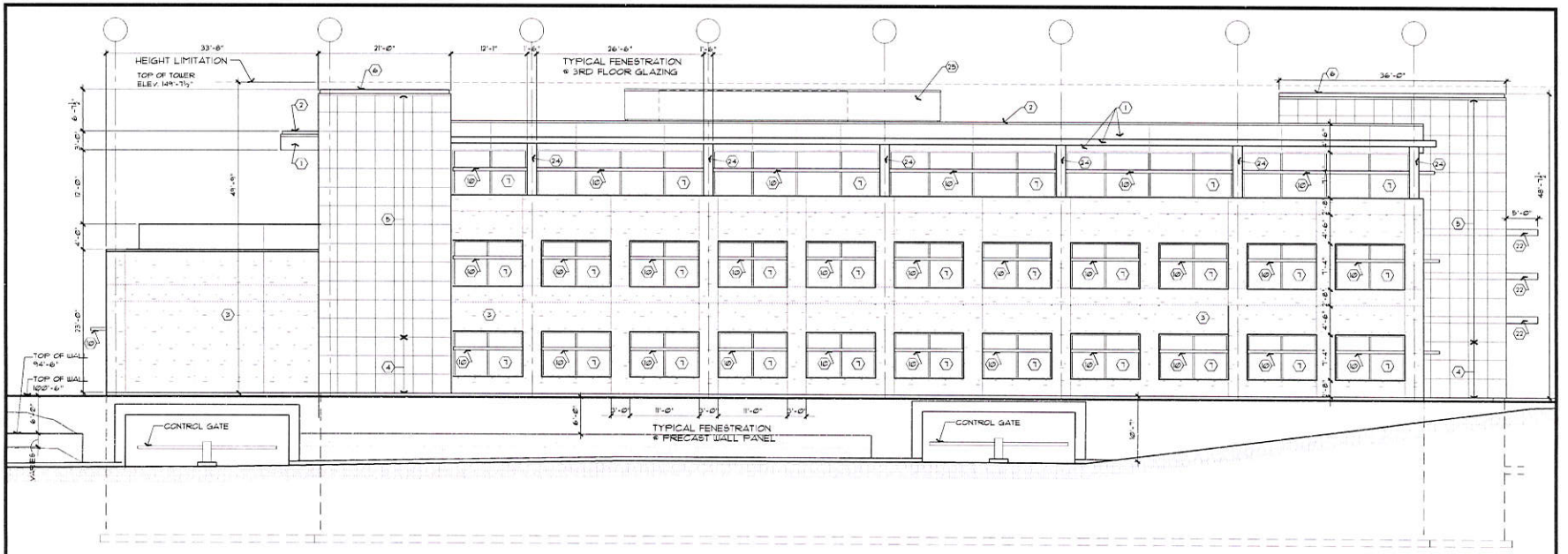
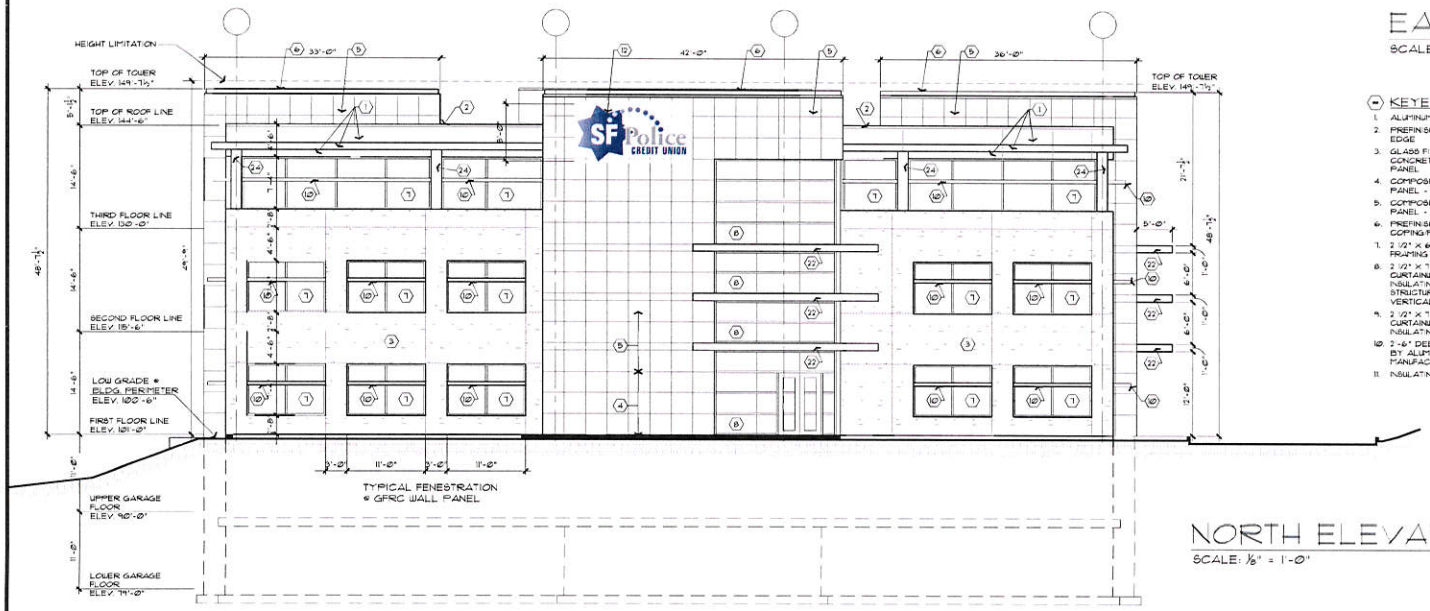
Project No.	2915G-0004
Title:	EXTERIOR ELEVATIONS
Sheet No.	**A5.1**



EAST ELEVATION

SCALE: ⅛" = 1'-0"



NORTH ELEVATION

SCALE: ⅛" = 1'-0"

KEYED NOTES

1. ALUMINUM COMPOSITE PANEL
2. PREFINISHED METAL FASCIA/ROOF EDGE
3. GLASS FIBER REINFORCED CONCRETE (GFRC) PRECAST PANEL
4. COMPOSITE RAINSCREEN WALL PANEL - CLOSED JOINT SYSTEM
5. COMPOSITE RAINSCREEN WALL PANEL - OPEN JOINT SYSTEM
6. PREFINISHED METAL COPING/FLASHING
7. 2 1/2" X 6" ALUMINUM CURTAINWALL FRAMING W/1" INSULATING GLASS
8. 2 1/2" X 7 1/4" ALUMINUM CURTAINWALL FRAMING W/1" INSULATING GLASS AND STRUCTURAL SEALANT GLAZED VERTICAL JOINTS
9. 2 1/2" X 7 1/4" ALUMINUM CURTAINWALL FRAMING W/1" INSULATING GLASS
10. 2'-6" DEEP INTEGRAL SUNSHADES BY ALUMINUM CURTAINWALL MANUFACTURER
11. INSULATING SPANDREL GLASS
12. ILLUMINATED LOGO BUILDING SIGN. RE: DETAIL X/AX
13. HOLLOW METAL DOOR AND FRAME
14. THERMAL BREAK ALUMINUM STOREFRONT DOOR AND FRAMING
15. OVERFLOW DRAIN OUTLET WITH FLAPPER DOOR CLOSURE
16. 8" HIGH VINYL ADDRESS NUMBERS
17. FIRE DEPARTMENT CONNECTION, SEE PLUMBING DWGS.
18. PRECAST PANEL JOINT, RE: 8/A8.6
19. EXHAUST LOUVER, SEE MECH. DWGS.
20. 30' TALL FLAGPOLE
21. MODULAR RETAINING WALL
22. 5'-0" DEEP CUSTOM ALUMINUM SUNSHADES - ATTACH TO BUILDING STRUCTURE
23. LINE OF CONCRETE PARKING STRUCTURE BELOW
24. ALUMINUM COLUMN COVER TO MATCH CURTAINWALL FRAMING
25. ROOFTOP UNIT SCREEN WALL

NEWGROUND

ARCHITECT
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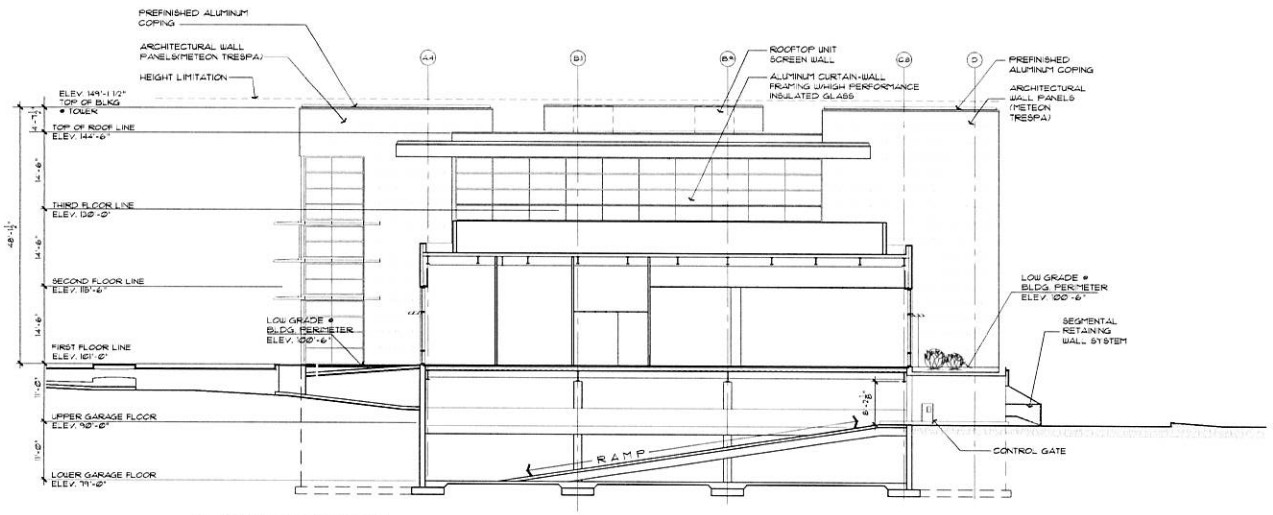
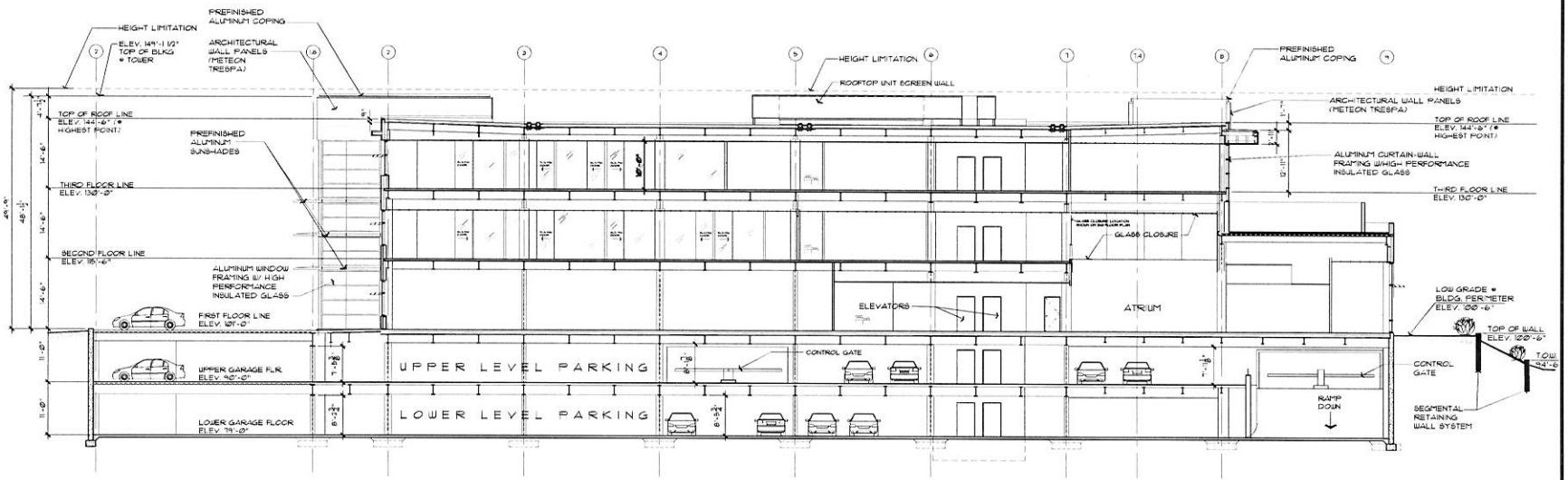
Title:	EXTERIOR ELEVATIONS
Sheet No.	**A5.2**



1 BUILDING SECTION
SCALE: 3/32" = 1'-0"



2 BUILDING SECTION
SCALE: 3/32" = 1'-0"

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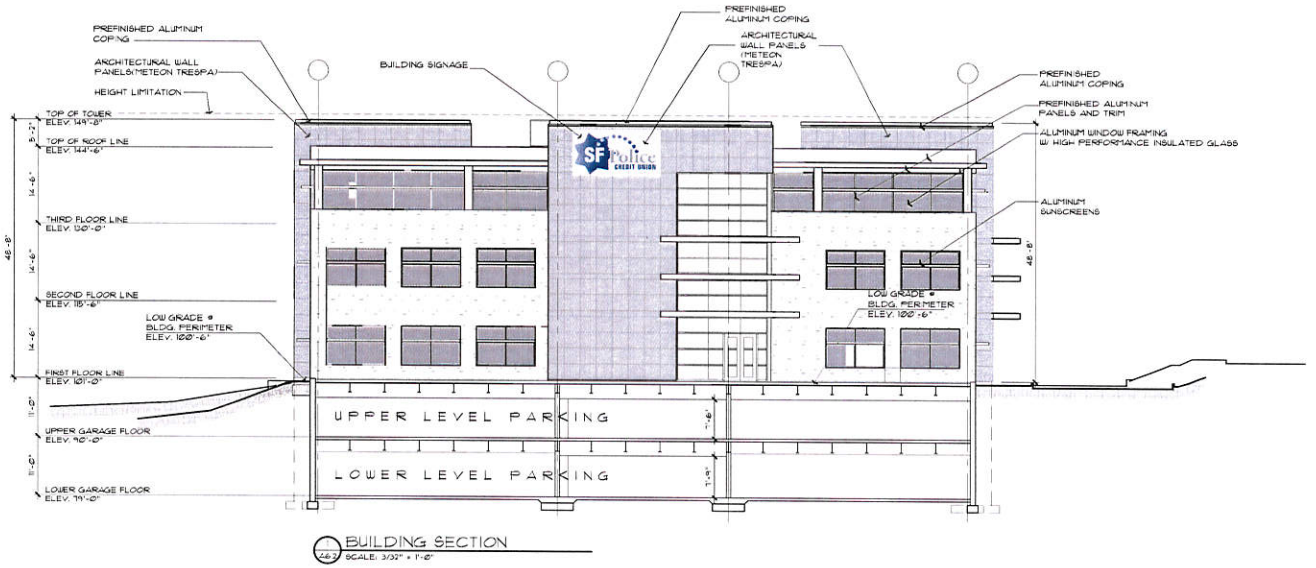
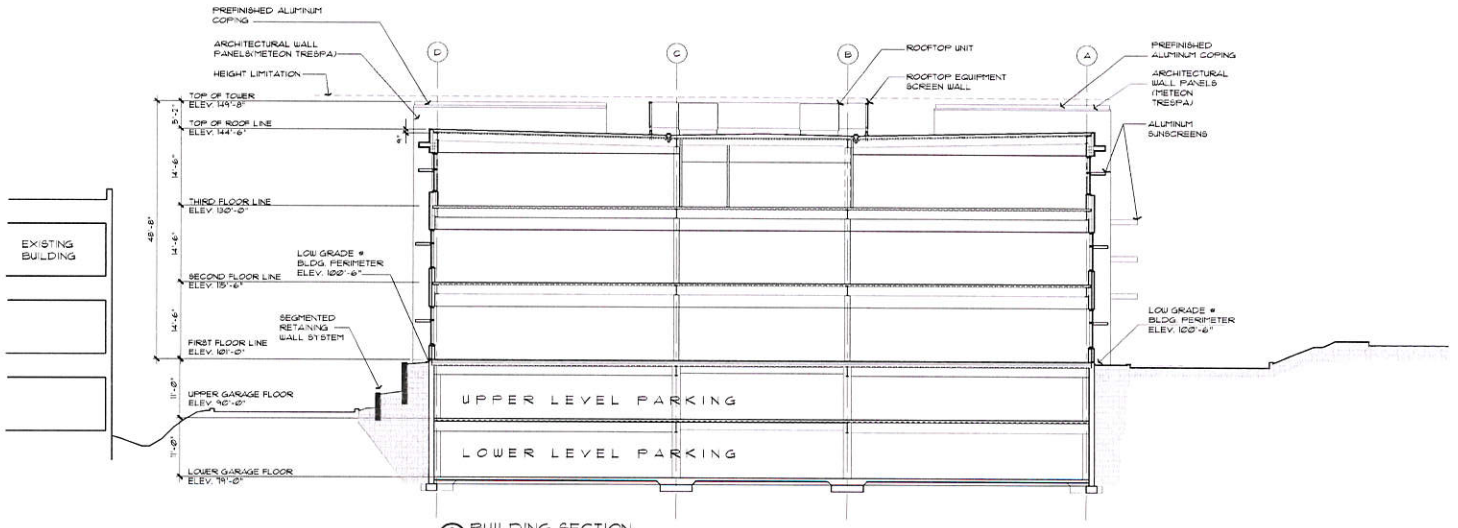
Check By:	M. NEFF
Project No.	29100-0004
Title:	BUILDING SECTIONS
Sheet No.	A6.1



1 BUILDING SECTION
SCALE: 3/32" = 1'-0"



2 BUILDING SECTION
SCALE: 3/32" = 1'-0"

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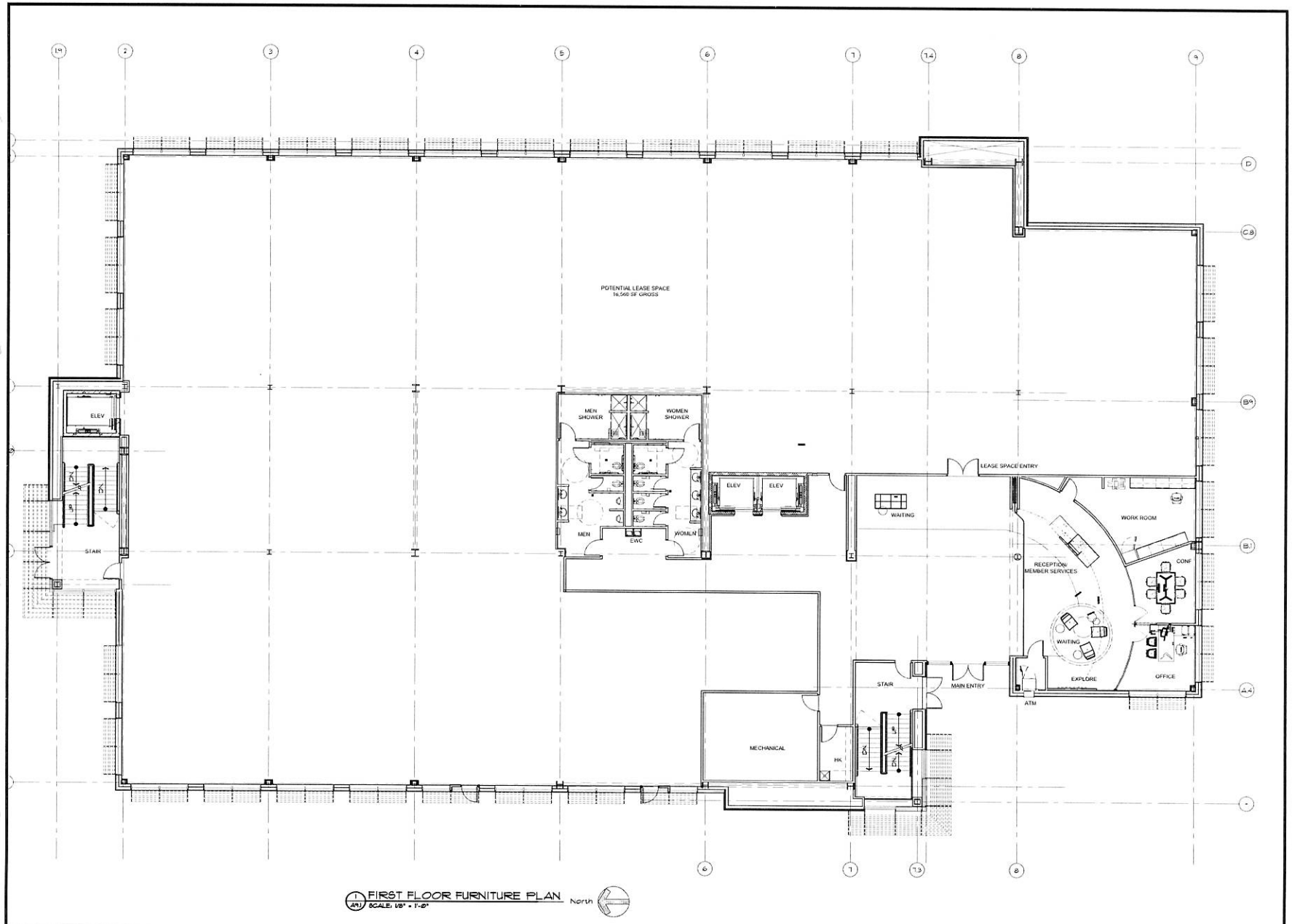
Arch. / Engr:	D. Wilcoxen
Drawn By:	RD
Check By:	M. NEFF
Project No.	29160-0004
Title:	BUILDING SECTIONS
Sheet No.	**A6.2**



1 FIRST FLOOR FURNITURE PLAN
A9.1 SCALE: 1/8" = 1'-0"

North

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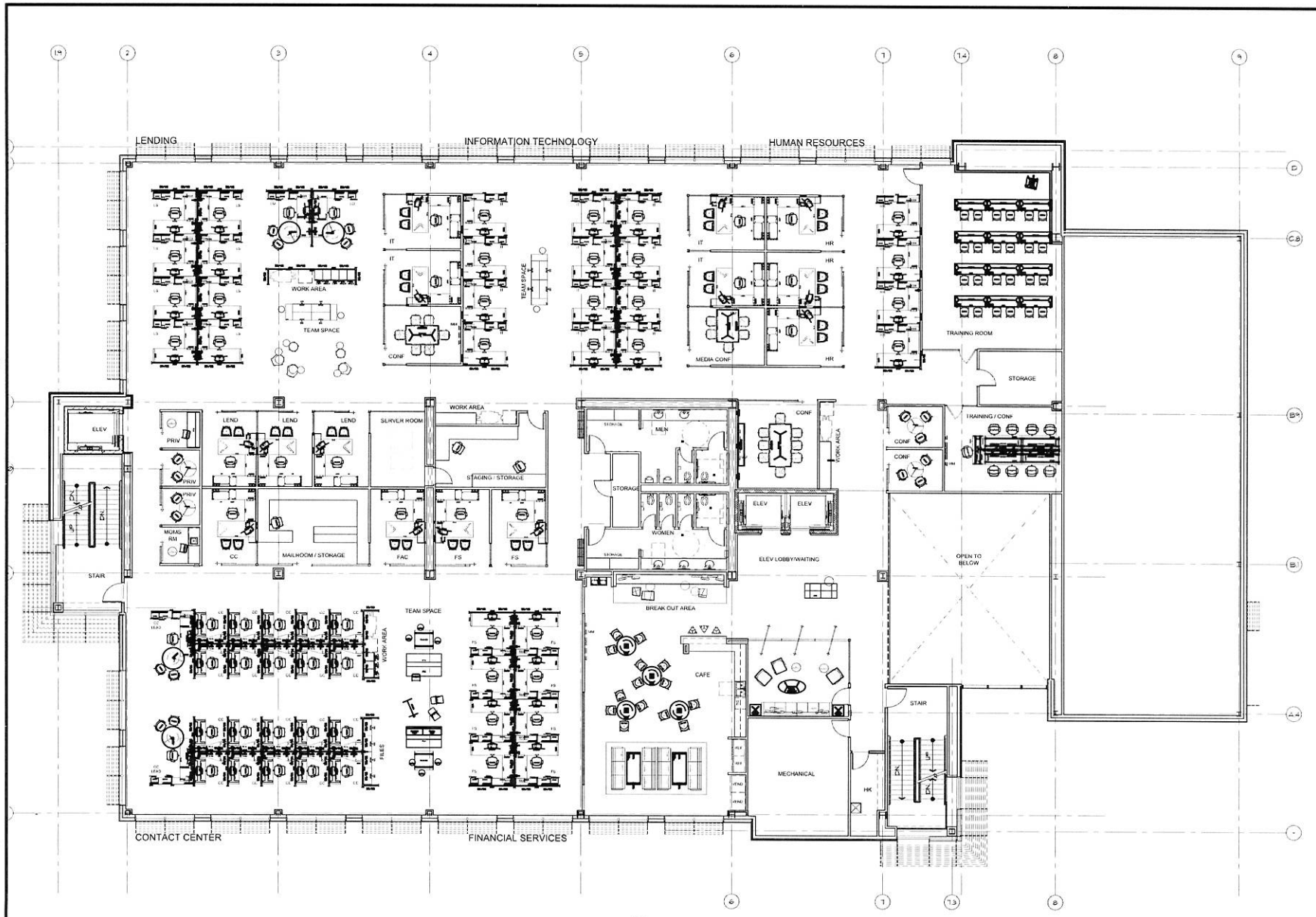
Drawn By:	LM
Check By:	M. NEFF
Project No.	29160-0004
Title:	FIRST FLOOR FURNITURE PLAN
Sheet No.	A17.1



1 SECOND FLOOR FURNITURE PLAN
A17.2 SCALE: 1/8" = 1'-0"

North

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Check By:	M. NEFF
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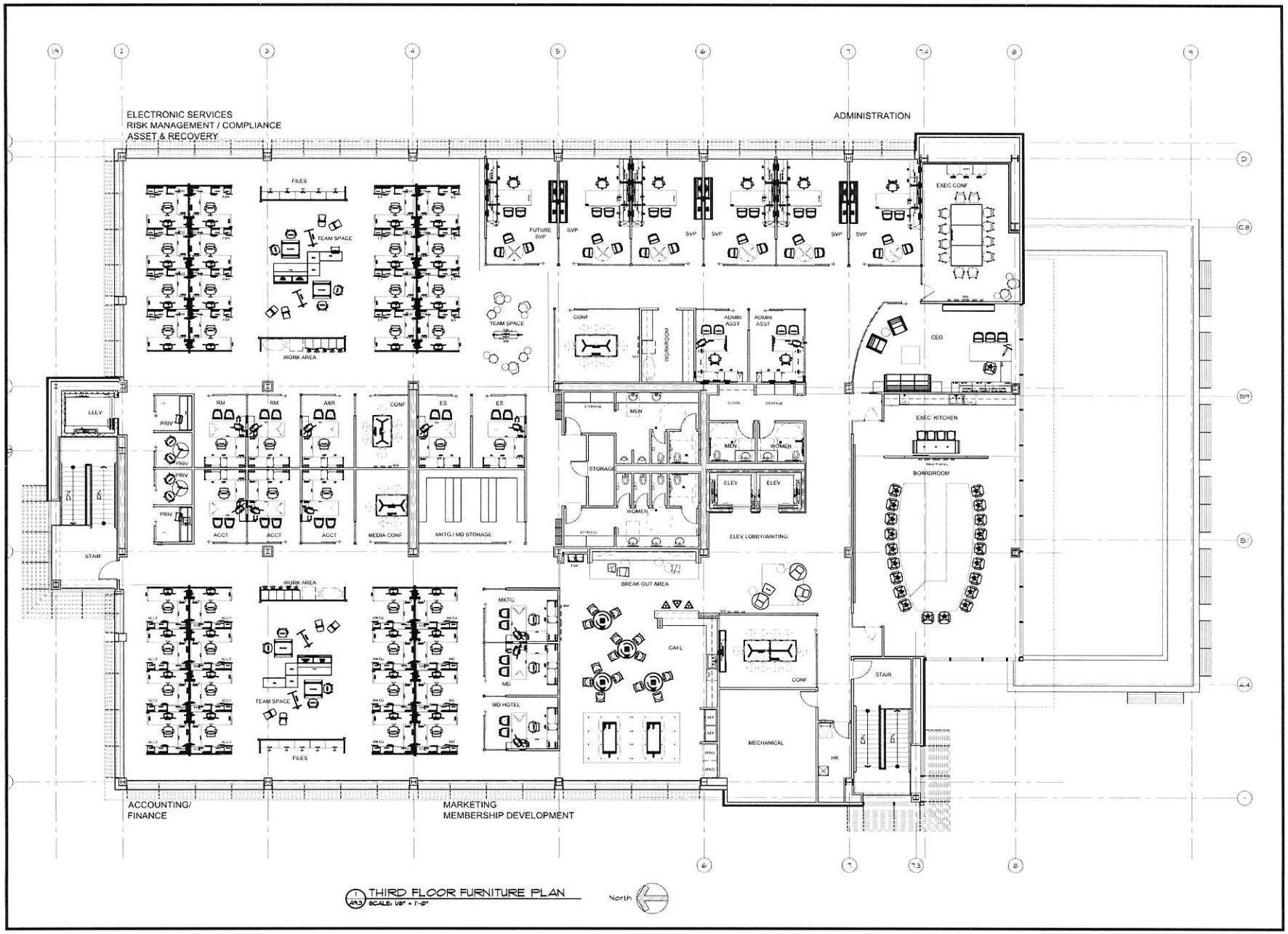
Title:	SECOND FLOOR FURNITURE PLAN
Sheet No.	A17.2



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Arch. / Engr:	D. Wilcoxen
Drawn By:	LM
Check By:	M. NEFF
Project No.	29160-0004
Title:	THIRD FLOOR FURNITURE PLAN
Sheet No.	A17.3

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SF Police Credit Union
New Administration Building
1250 Grundy Lane
San Bruno, California 94066

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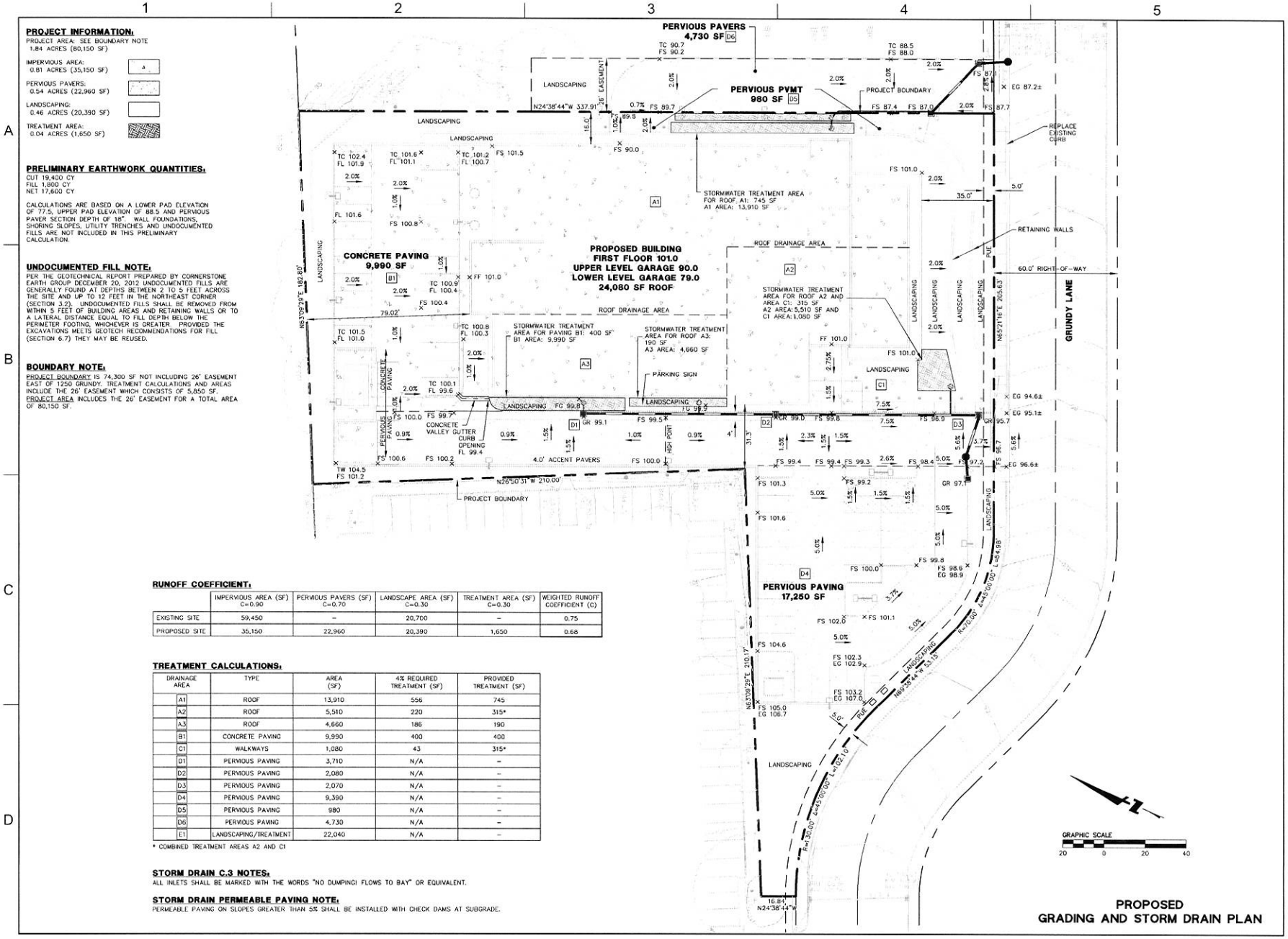
Project No.	29160-0004
Title:	
Sheet No.	C-1



PROJECT INFORMATION:

PROJECT AREA: SEE BOUNDARY NOTE
1.84 ACRES (80,150 SF)

IMPERVIOUS AREA:
0.81 ACRES (35,150 SF)

PERVIOUS PAVERS:
0.54 ACRES (22,960 SF)

LANDSCAPING:
0.46 ACRES (20,390 SF)

TREATMENT AREA:
0.04 ACRES (1,650 SF)

PRELIMINARY EARTHWORK QUANTITIES:

CUT 19,400 CY
FILL 1,800 CY
NET 17,600 CY

CALCULATIONS ARE BASED ON A LOWER PAD ELEVATION OF 77.5, UPPER PAD ELEVATION OF 88.5 AND PERVIOUS PAVER SECTION DEPTH OF 18". WALL FOUNDATIONS, SHORING SLOPES, UTILITY TRENCHES AND UNDOCUMENTED FILLS ARE NOT INCLUDED IN THIS PRELIMINARY CALCULATION.

UNDOCUMENTED FILL NOTE:

PER THE GEOTECHNICAL REPORT PREPARED BY CORNERSTONE EARTH GROUP DECEMBER 20, 2012 UNDOCUMENTED FILLS ARE GENERALLY FOUND AT DEPTHS BETWEEN 2 TO 5 FEET ACROSS THE SITE AND UP TO 12 FEET IN THE NORTHEAST CORNER (SECTION 3.2). UNDOCUMENTED FILLS SHALL BE REMOVED FROM WITHIN 5 FEET OF BUILDING AREAS AND RETAINING WALLS OR TO A LATERAL DISTANCE EQUAL TO FILL DEPTH BELOW THE PERIMETER FOOTING, WHICHEVER IS GREATER. PROVIDED THE EXCAVATIONS MEETS GEOTECH RECOMMENDATIONS FOR FILL (SECTION 6.7) THEY MAY BE REUSED.

BOUNDARY NOTE:

PROJECT BOUNDARY IS 74,300 SF NOT INCLUDING 26' EASEMENT EAST OF 1250 GRUNDY. TREATMENT CALCULATIONS AND AREAS INCLUDE THE 26' EASEMENT WHICH CONSISTS OF 5,850 SF.
PROJECT AREA INCLUDES THE 26' EASEMENT FOR A TOTAL AREA OF 80,150 SF.

RUNOFF COEFFICIENT:

	IMPERVIOUS AREA (SF) C=0.90	PERVIOUS PAVERS (SF) C=0.70	LANDSCAPE AREA (SF) C=0.30	TREATMENT AREA (SF) C=0.30	WEIGHTED RUNOFF COEFFICIENT (C)
EXISTING SITE	59,450	–	20,700	–	0.75
PROPOSED SITE	35,150	22,960	20,390	1,650	0.68

TREATMENT CALCULATIONS:

DRAINAGE AREA	TYPE	AREA (SF)	4% REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
A1	ROOF	13,910	556	745
A2	ROOF	5,510	220	315*
A3	ROOF	4,660	186	190
B1	CONCRETE PAVING	9,990	400	400
C1	WALKWAYS	1,080	43	315*
D1	PERVIOUS PAVING	3,710	N/A	–
D2	PERVIOUS PAVING	2,080	N/A	–
D3	PERVIOUS PAVING	2,070	N/A	–
D4	PERVIOUS PAVING	9,390	N/A	–
D5	PERVIOUS PAVING	980	N/A	–
D6	PERVIOUS PAVING	4,730	N/A	–
E1	LANDSCAPING/TREATMENT	22,040	N/A	–

* COMBINED TREATMENT AREAS A2 AND C1

STORM DRAIN C.3 NOTES:

ALL INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.

STORM DRAIN PERMEABLE PAVING NOTE:

PERMEABLE PAVING ON SLOPES GREATER THAN 5% SHALL BE INSTALLED WITH CHECK DAMS AT SUBGRADE.

PROPOSED GRADING AND STORM DRAIN PLAN

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New Administration Building
1250 Grundy Lane
San Bruno, California 94066

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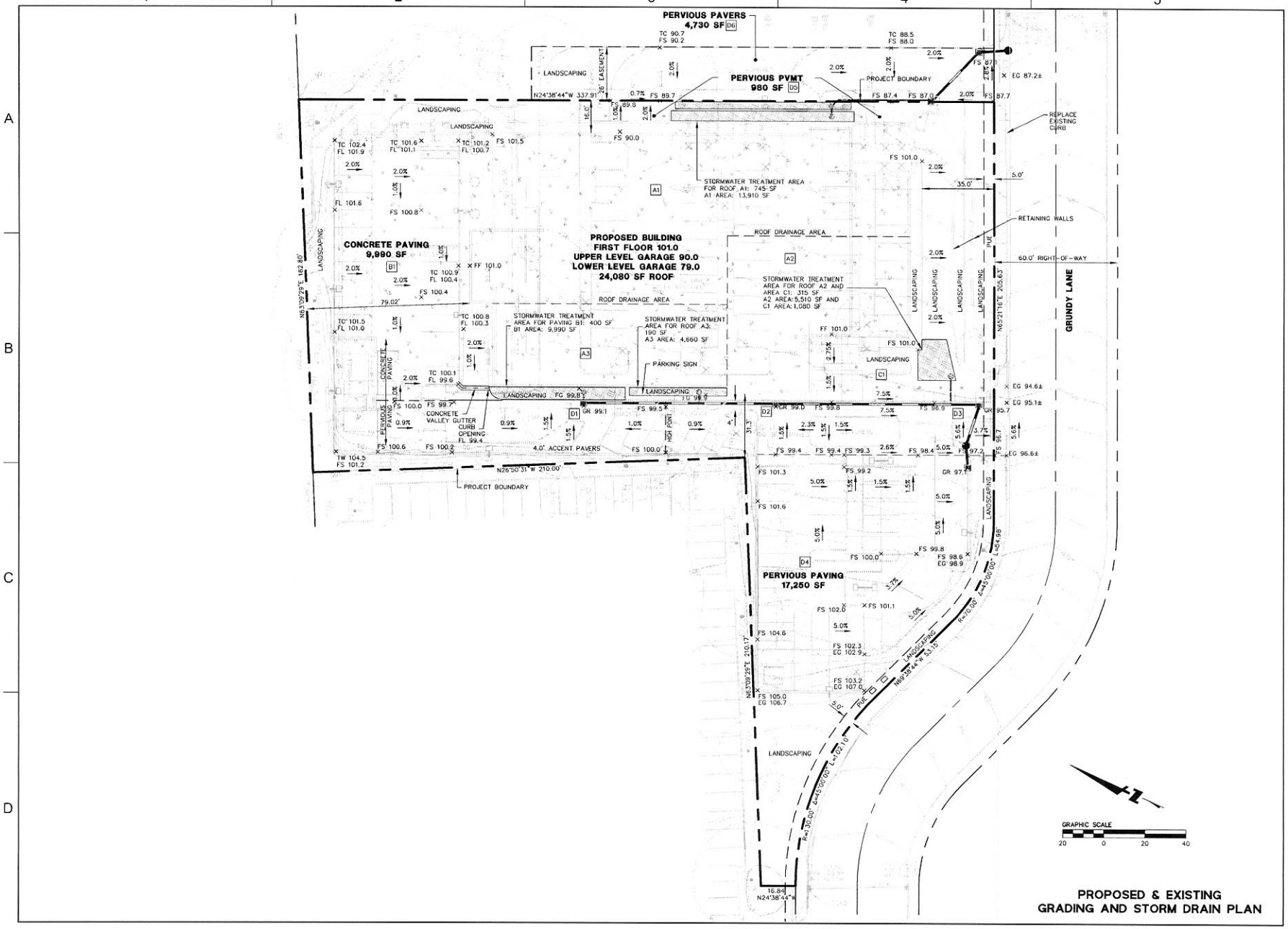
Title:
Sheet No.
C-2



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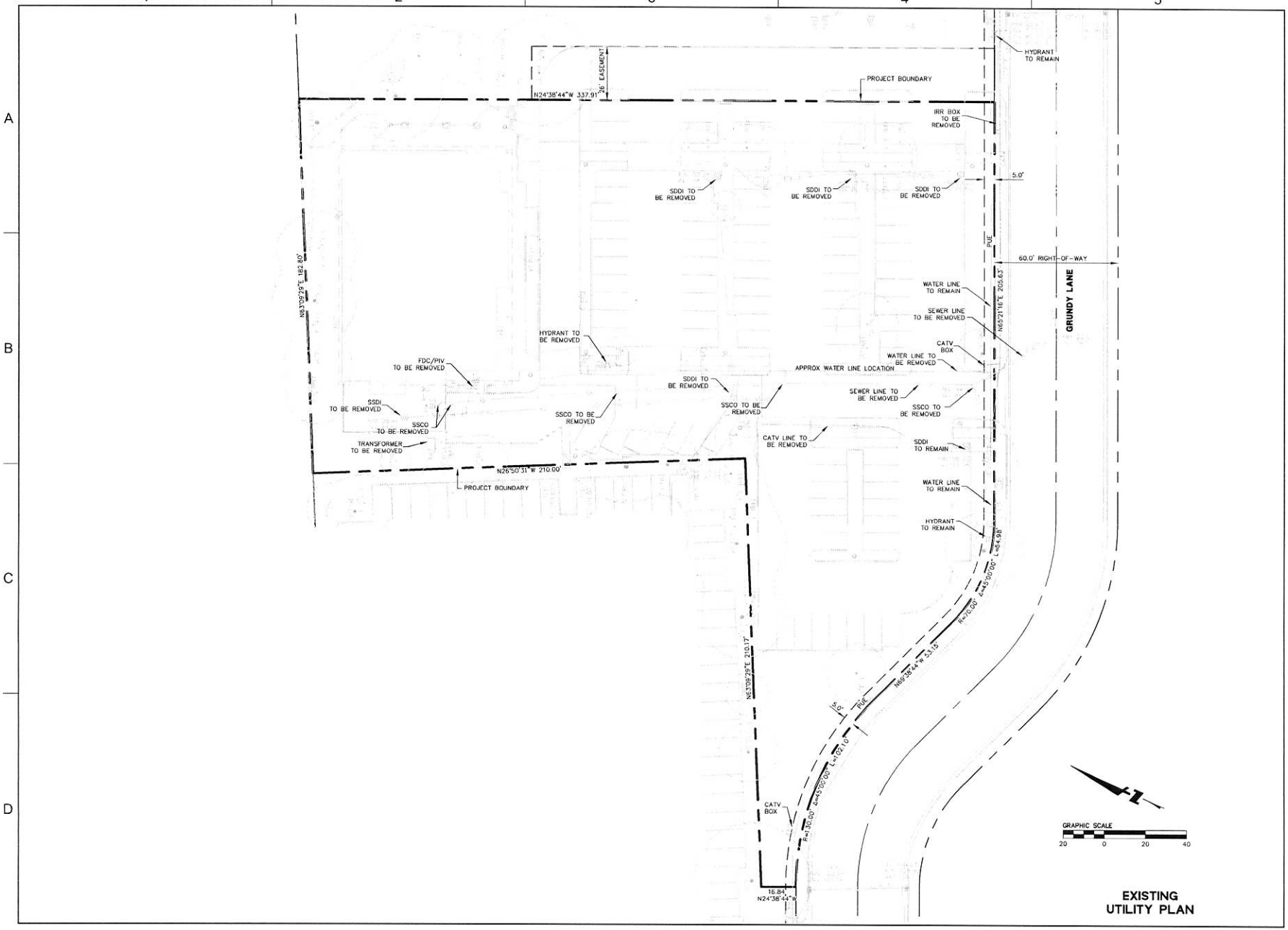

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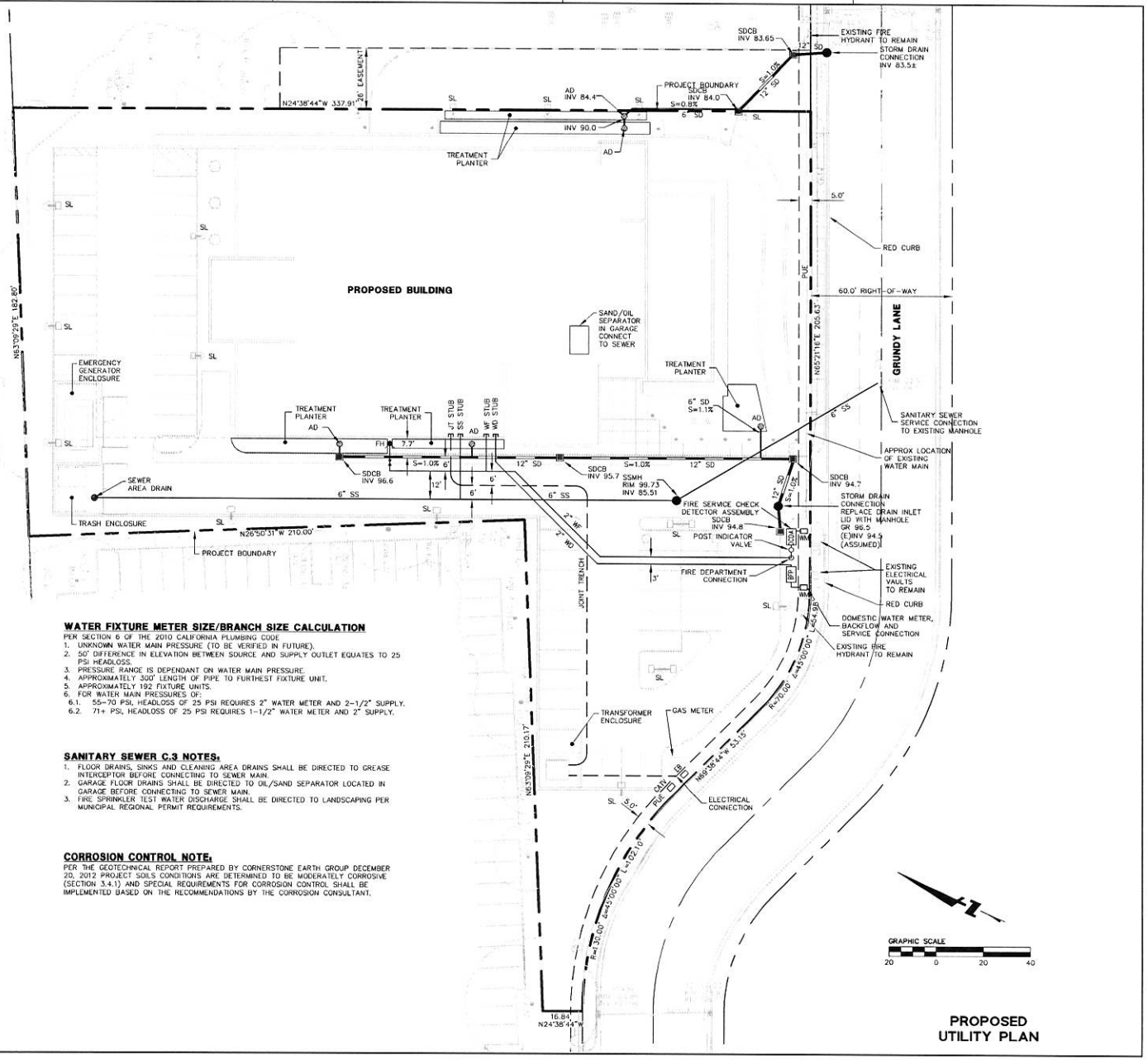

WATER FIXTURE METER SIZE/BRANCH SIZE CALCULATION

PER SECTION 6 OF THE 2010 CALIFORNIA PLUMBING CODE

1. UNKNOWN WATER MAIN PRESSURE (TO BE VERIFIED IN FUTURE).
2. 50' DIFFERENCE IN ELEVATION BETWEEN SOURCE AND SUPPLY OUTLET EQUATES TO 25 PSI HEADLOSS.
3. PRESSURE RANGE IS DEPENDANT ON WATER MAIN PRESSURE.
4. APPROXIMATELY 300' LENGTH OF PIPE TO FURTHEST FIXTURE UNIT.
5. APPROXIMATELY 192 FIXTURE UNITS.
6. FOR WATER MAIN PRESSURES OF:
   - 6.1. 55-70 PSI, HEADLOSS OF 25 PSI REQUIRES 2" WATER METER AND 2-1/2" SUPPLY.
   - 6.2. 71+ PSI, HEADLOSS OF 25 PSI REQUIRES 1-1/2" WATER METER AND 2" SUPPLY.

SANITARY SEWER C.3 NOTES:

1. FLOOR DRAINS, SINKS AND CLEANING AREA DRAINS SHALL BE DIRECTED TO GREASE INTERCEPTOR BEFORE CONNECTING TO SEWER MAIN.
2. GARAGE FLOOR DRAINS SHALL BE DIRECTED TO OIL/SAND SEPARATOR LOCATED IN GARAGE BEFORE CONNECTING TO SEWER MAIN.
3. FIRE SPRINKLER TEST WATER DISCHARGE SHALL BE DIRECTED TO LANDSCAPING PER MUNICIPAL REGIONAL PERMIT REQUIREMENTS.

CORROSION CONTROL NOTE:

PER THE GEOTECHNICAL REPORT PREPARED BY CORNERSTONE EARTH GROUP DECEMBER 20, 2012 PROJECT SOILS CONDITIONS ARE DETERMINED TO BE MODERATELY CORROSIVE (SECTION 3.4.1) AND SPECIAL REQUIREMENTS FOR CORROSION CONTROL SHALL BE IMPLEMENTED BASED ON THE RECOMMENDATIONS BY THE CORROSION CONSULTANT.

PROPOSED UTILITY PLAN

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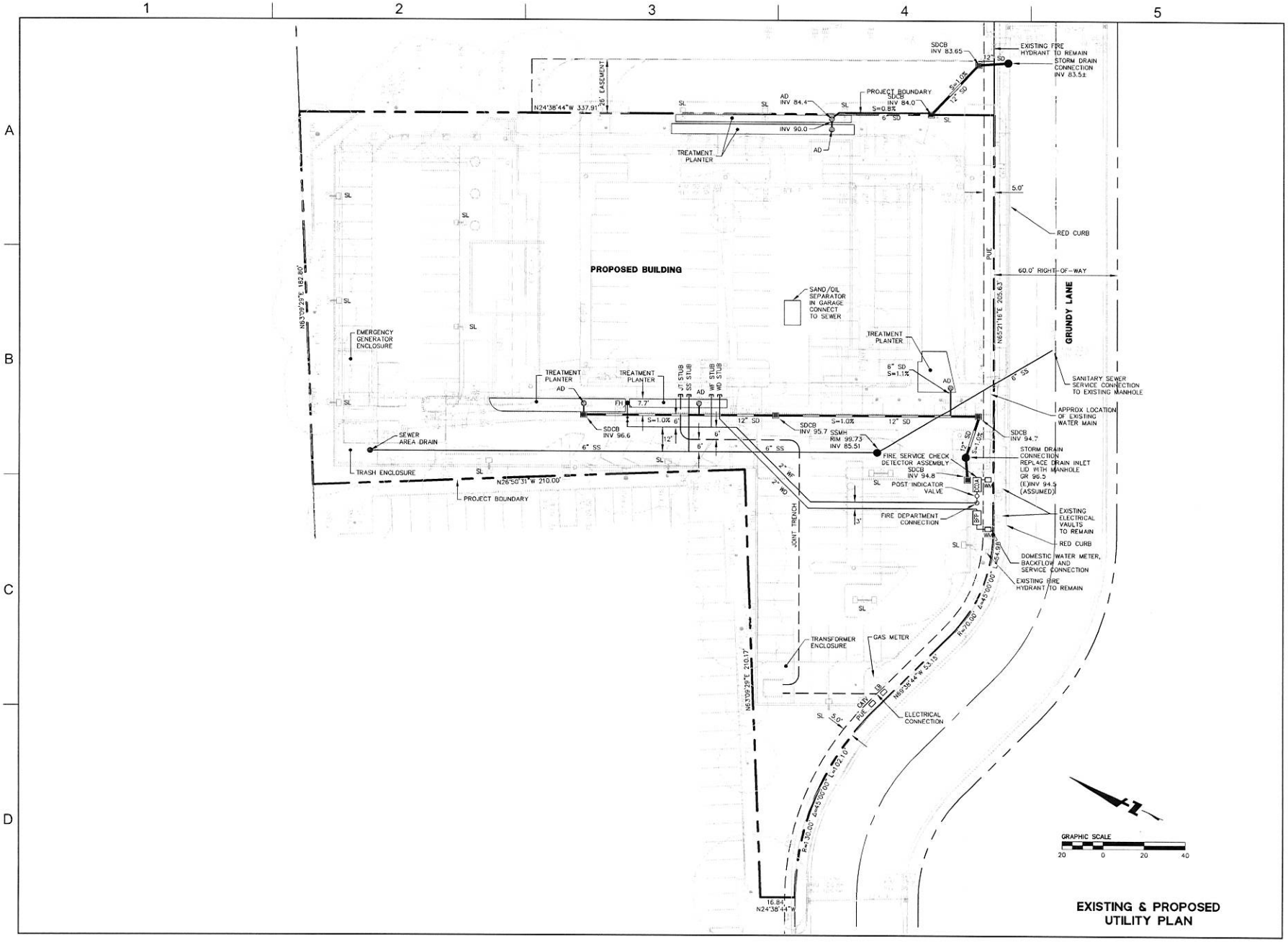

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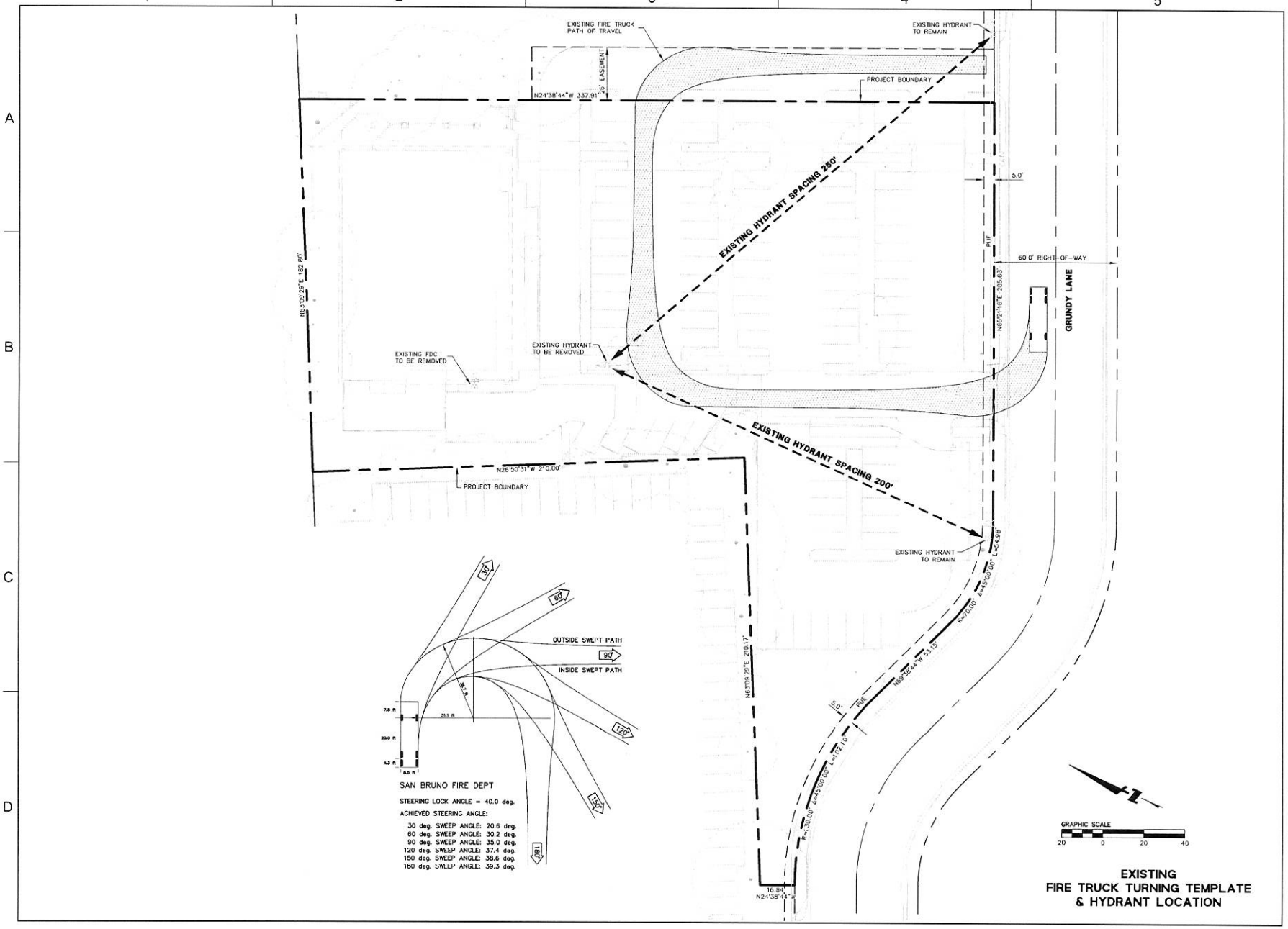

EXISTING FIRE TRUCK TURNING TEMPLATE & HYDRANT LOCATION

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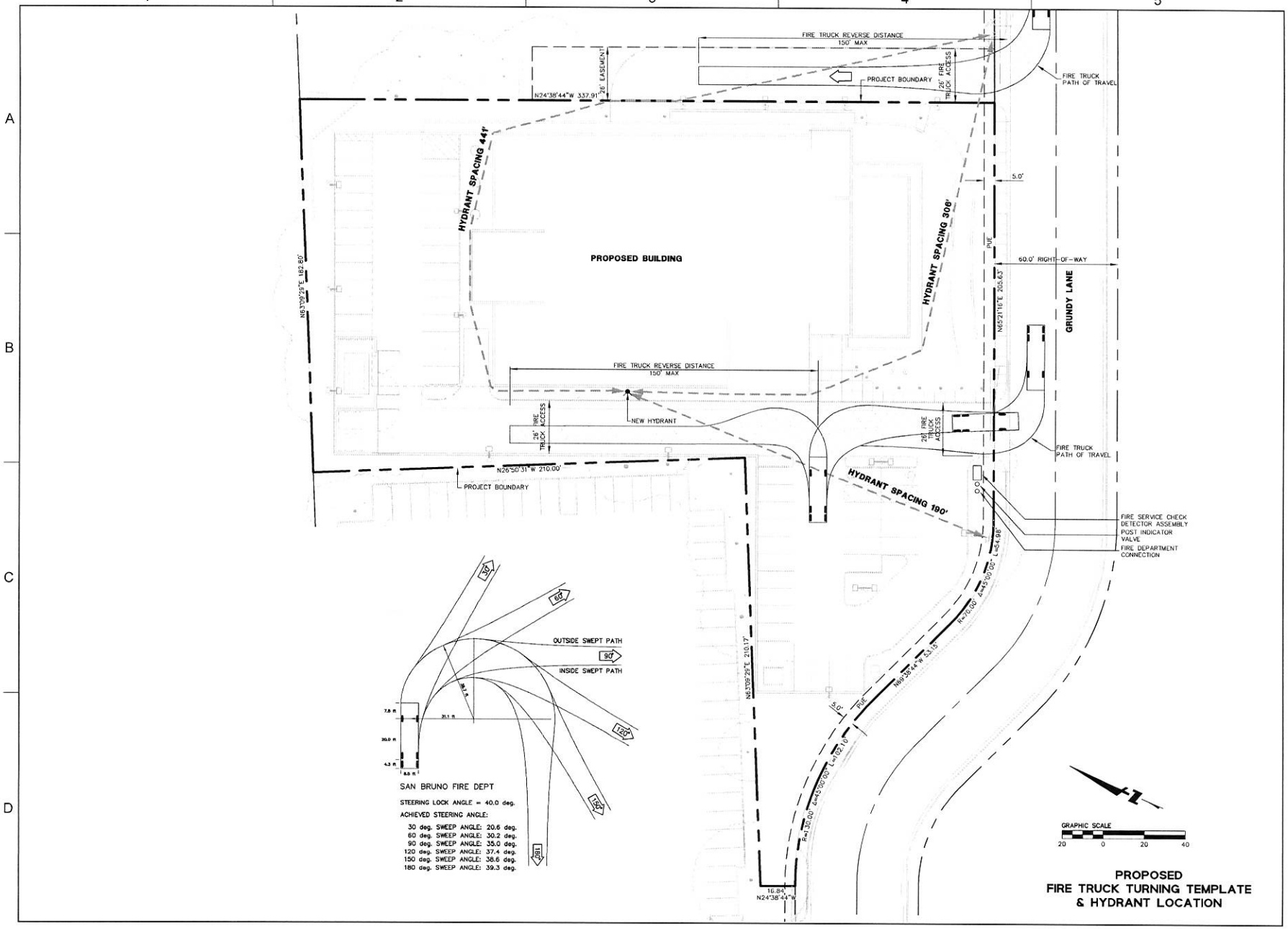

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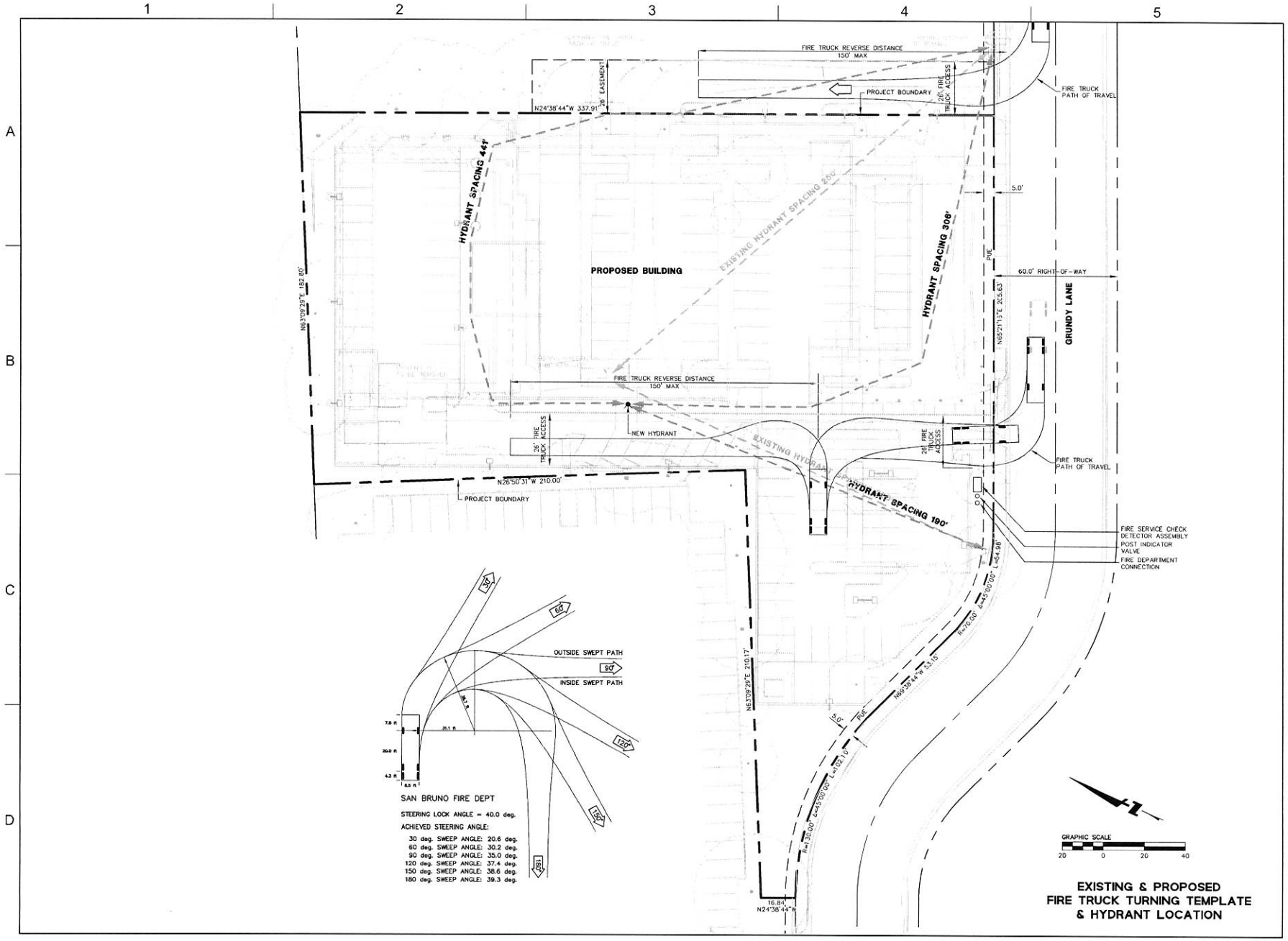

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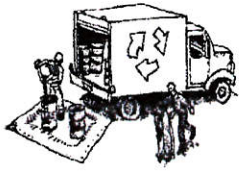
Title:	
Sheet No.	C-9

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

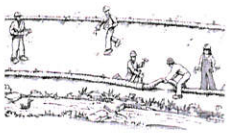
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - ■ Unusual soil conditions, discoloration, or odor.
  - ■ Abandoned underground tanks.
  - ■ Abandoned wells
  - ■ Buried barrels, debris, or trash.

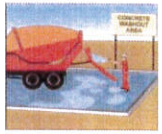
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

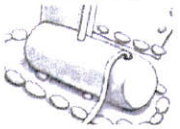
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



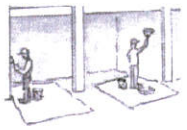
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to $10,000 per day!

SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM BMP PLAN SHEET

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Sheet No.	C-10

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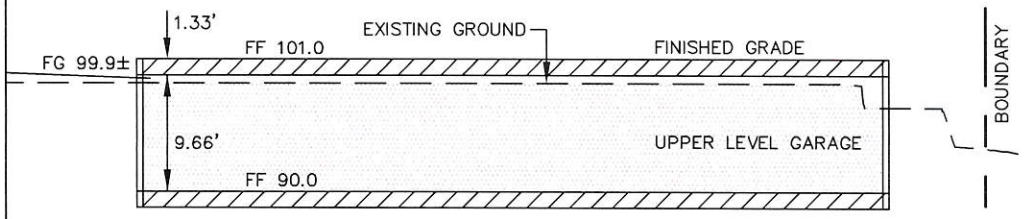
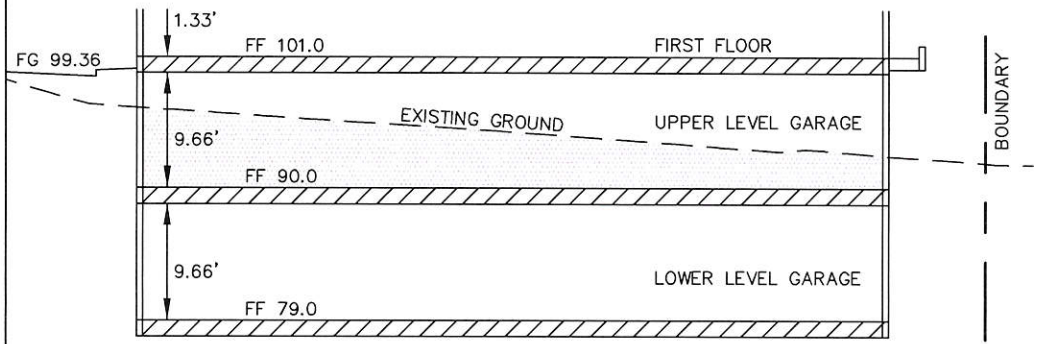
PERCENT OF UPPER GARAGE BELOW EXISTING GROUND: 57.4%

EXISTING GROUND – FF 90.0 = 6,420 CY
INNER WALL UPPER GARAGE = 31,235 SF
HEIGHT OF UPPER GARAGE = 9.66 FT
TOTAL AREA UPPER GARAGE = 11,175 CY
6,420 / 11,175 CY = 57.4% BURIED



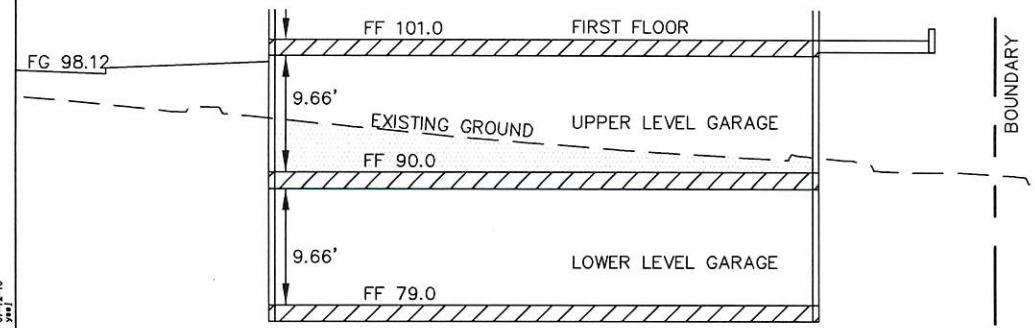
SECTION A–A

SCALE: HORIZ 1" = 20'
VERT 1" = 10'



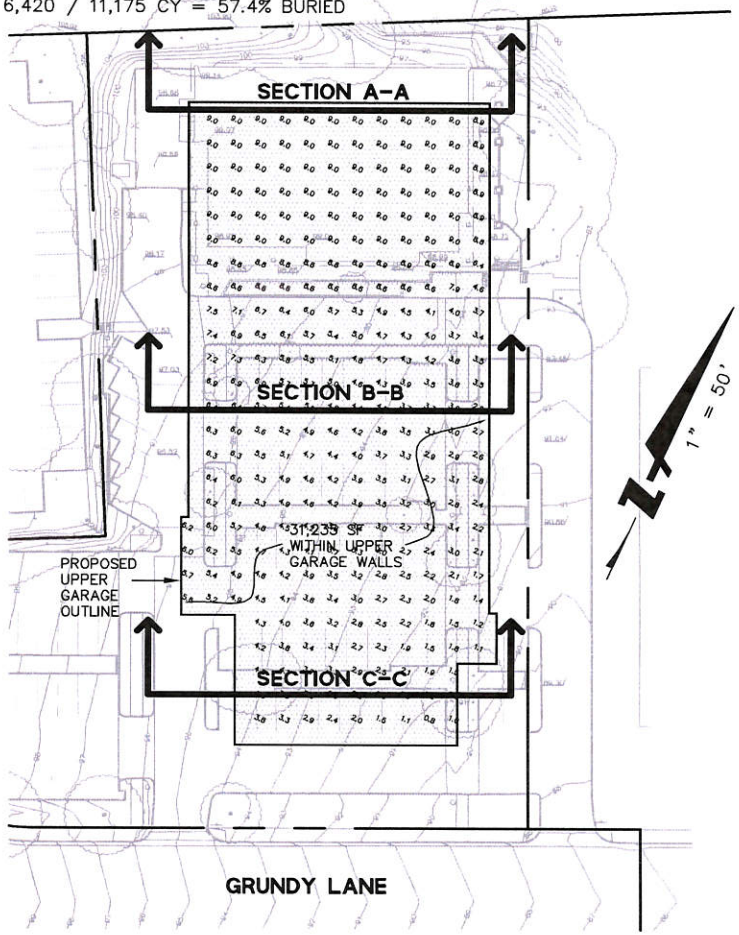
SECTION B–B

SCALE: HORIZ 1" = 20'
VERT 1" = 10'



SECTION C–C

SCALE: HORIZ 1" = 20'
VERT 1" = 10'



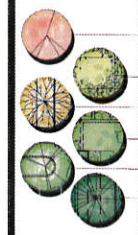
UPPER GARAGE FF 90.0

BKF
255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

1250 GRUNDY LANE
IMCOMPLETENESS LETTER ITEM 1D
UPPER LEVEL GARAGE VOLUME EXHIBIT
CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

Date: 07/13/2015
Scale: NTS
Drawing Number: EX
1 OF 1

DRAWING NAME: K:\Eng12\120230\DWG\EXHIBITS\Upper_Level_Garage_Volume\Upper_Level_Garage_Volume-SREVIST.dwg
PLOT TIME: 07-12-15
PLOTTED BY: yee



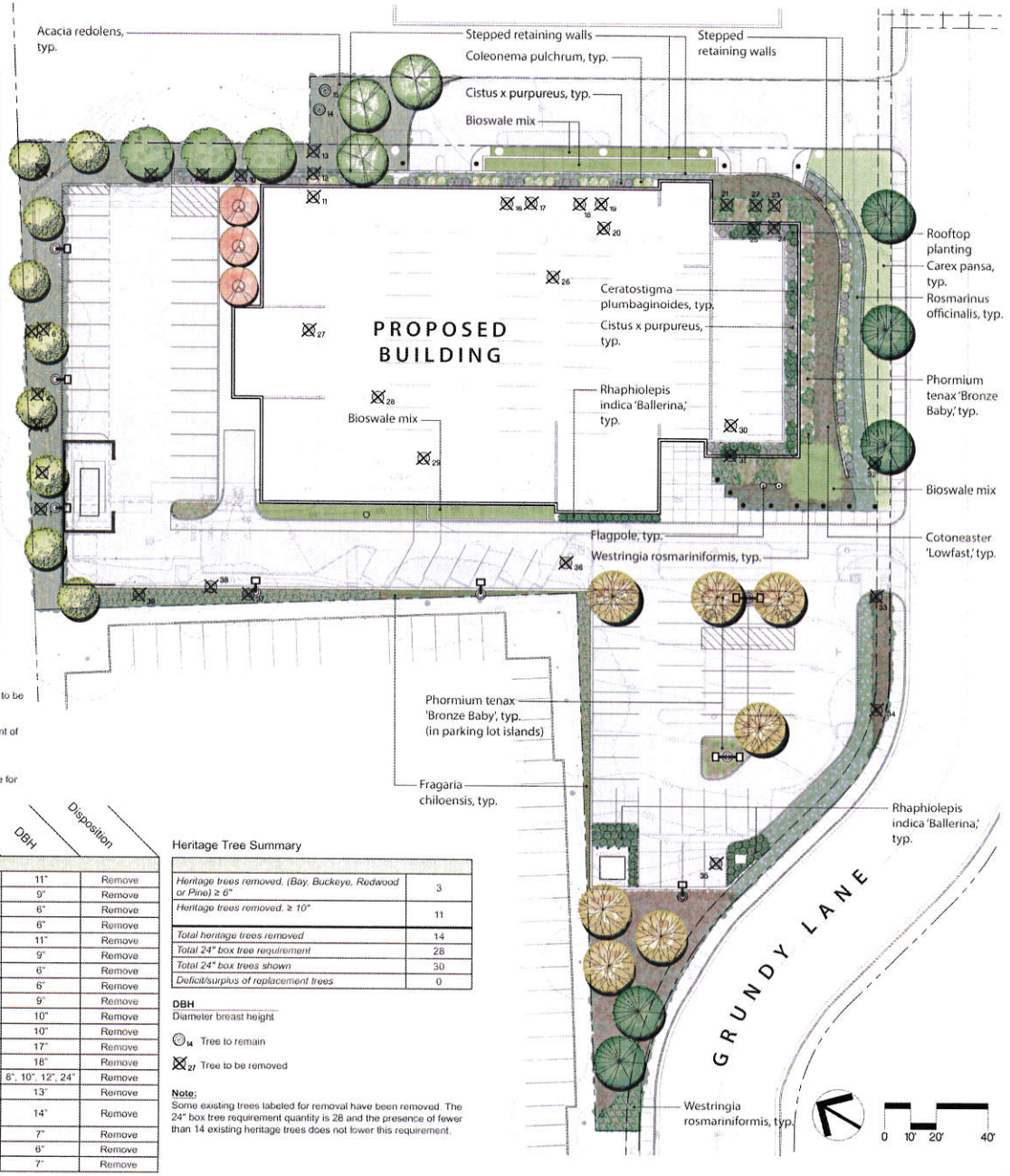
Scientific Name / Common Name	Height*	Spread*	Size	Quantity	Years to Maturity	Characteristics	Water Use**
TREES							
Acer palmatum 'Bloodgood' Red Japanese Maple	15'	15'	24" Box	3	10	Deep red spring and summer foliage, scarlet in fall, blackish red bark	M
Arbutus 'Marina' Strawberry Tree	30'	30'	24" Box	9	10	Ornamental bark	L
Chionanthus retusus Chinese Fringetree	20'	20'	24" Box	7	10	Clusters of white fringe-like flowers	M
Melaleuca quinquenervia Paperbark Tree	20'-40'	15'-25'	24" Box	3	10	Ornamental bark	L
Pistacia chinensis Chinese Pistache	30'-60'	30'-60'	24" Box	3	10	Vivid red fall color, fruitless	L
Ulmus parvifolia Chinese Evergreen Elm	40'-60'	50'-70'	24" Box	5	10	Ornamental bark, fall color	L
SHRUBS and PERENNIALS							
Ceratostigma plumbaginoides Dwarf Plumbago	6"-12"	1'-1'-6"	1 Gal.	29	-	Blue blossoms	L
Cistus x purpureus Rockrose	4'	4'	5 Gal.	77	-	Reddish purple flowers	L
Coleonema pulchrum Pink Breath of Heaven	5'	5'	5 Gal.	42	-	Tiny pink flowers	M
Phormium tenax 'Bronze Baby' New Zealand Flax	2'-6"	2'-6"	5 Gal.	172	-	Twisting reddish brown leaves	L
Rhaphiolepis indica 'Ballerina' Ballerina Indian Hawthorn	2'	4'	5 Gal.	108	-	Rosy pink flowers	L
Rosmarinus officinalis 'Lockwood de Forest' Rosemary	2'-6"	8'	5 Gal.	37	-	Tiny blue flowers	L
Westringia rosmariniformis Coast Rosemary	3'	3'	5 Gal.	182	-	Variegated foliage	L
GROUNDCOVERS							
Acacia redolens Acacia	1'-6"	6'-15'	1 Gal.	135	-	Fluffy yellow flowers	L
Bioswale Mix***							
Carex tumulicola Berkeley Sedge	1'-2'	1'-2'	1 Gal.	357	-	Forms arching clumps	L
Chondropetalum tectorum Cape Reed	2'-3'	3'-4'	1 Gal.		-		
Muhlenbergia rigens Deer Grass	4'	4'	1 Gal.		-	Forms tight clumps	
Cotoneaster 'Lowfast' Bearberry Cotoneaster	1'	10'	1 Gal.	47	-	Lots of bright red fruit	L
Fragaria chiloensis Ornamental Strawberry	4"-8"	1'-6"+	1 Gal.	107	-	Glossy leaves, white flowers, red berries	M

Size
Gal. = Gallon

*Height and spread given are per Sunset and are under optimal conditions. Height and spread are anticipated to be significantly less in this application

**Water use determined from WUCOLS (Water Use Classification of Landscape species) California Department of Water Resources.
H = high water use, M = medium water use, L = low water use

*** Bioswale mix selected from San Mateo County C3 Handbook Appendix A: Plant List and Planting Guidance for Landscape Based Biotreatment measures.



Tree Disposition List		DBH	Disposition
NUMBER	TREE TYPE		
1	*Eucalyptus sp.*	9", 9"	Remove
2	*Eucalyptus sp.*	9"	Remove
3	*Eucalyptus sp.*	8"	Remove
4	*Eucalyptus sp.*	17"	Remove
5	*Eucalyptus sp.*	6", 10"	Remove
6	*Eucalyptus sp.*	6", 6", 8", 8"	Remove
7	*Eucalyptus sp.*	26"	Remove
8	*Laurus nobilis*	4"	Remove
9	*Laurus nobilis*	4"	Remove
10	*Laurus nobilis*	4"	Remove
11	*Myoporum laetum*	3", 3", 3", 5"	Remove
12	*Myoporum laetum*	3", 3", 3", 4", 5"	Remove
13	*Myoporum laetum*	5", 7"	Remove
14	*Eucalyptus sp.*	14"	To Remain
15	*Eucalyptus sp.*	11"	To Remain
16	*Myoporum laetum*	11"	Remove
17	*Myoporum laetum*	8"	Remove
18	*Myoporum laetum*	12"	Remove
19	*Myoporum laetum*	6"	Remove
20	*Myoporum laetum*	8"	Remove

Tree Disposition List		DBH	Disposition
NUMBER	TREE TYPE		
21	*Myoporum laetum*	11"	Remove
22	*Myoporum laetum*	9"	Remove
23	*Myoporum laetum*	6"	Remove
24	*Myoporum laetum*	6"	Remove
25	*Myoporum laetum*	11"	Remove
26	*Maytenus boaria*	9"	Remove
27	*Laurus nobilis*	6"	Remove
28	*Maytenus boaria*	6"	Remove
29	*Myoporum laetum*	9"	Remove
30	*Myoporum laetum*	10"	Remove
31	*Myoporum laetum*	10"	Remove
32	*Pine radiata*	17"	Remove
33	*Pine radiata*	18"	Remove
34	*Pine radiata*	8", 10", 12", 24"	Remove
35	*Eucalyptus sp.*	13"	Remove
36	*Leptospermum laevigatum*	14"	Remove
37	*Acacia sp.*	7"	Remove
38	*Acacia sp.*	6"	Remove
39	*Acacia sp.*	7"	Remove

Heritage Tree Summary

Heritage trees removed, (Bay, Buckeye, Redwood or Pine) ≥ 6"	3
Heritage trees removed, ≥ 10"	11
Total heritage trees removed	14
Total 24" box tree requirement	28
Total 24" box trees shown	30
Deficit/surplus of replacement trees	0

DBH
Diameter breast height

14 Tree to remain

27 Tree to be removed

Note:
Some existing trees labeled for removal have been removed. The 24" box tree requirement quantity is 28 and the presence of fewer than 14 existing heritage trees does not lower this requirement.

40 YEARS
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Urban Design
Land Planning
Park and Recreation Planning
Environmental Planning
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Revisions

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LANDSCAPE PLAN

SF POLICE CREDIT UNION

SAN BRUNO, CALIFORNIA

Date	10/21/15
Scale	As Shown
Drawn By	AD
Checked	MS
Project No.	12063
Cadd File	12063 lp
Sheet No.	1 of 3

LEGEND

(#) — Irrigation zone
Irrigation zone number designation

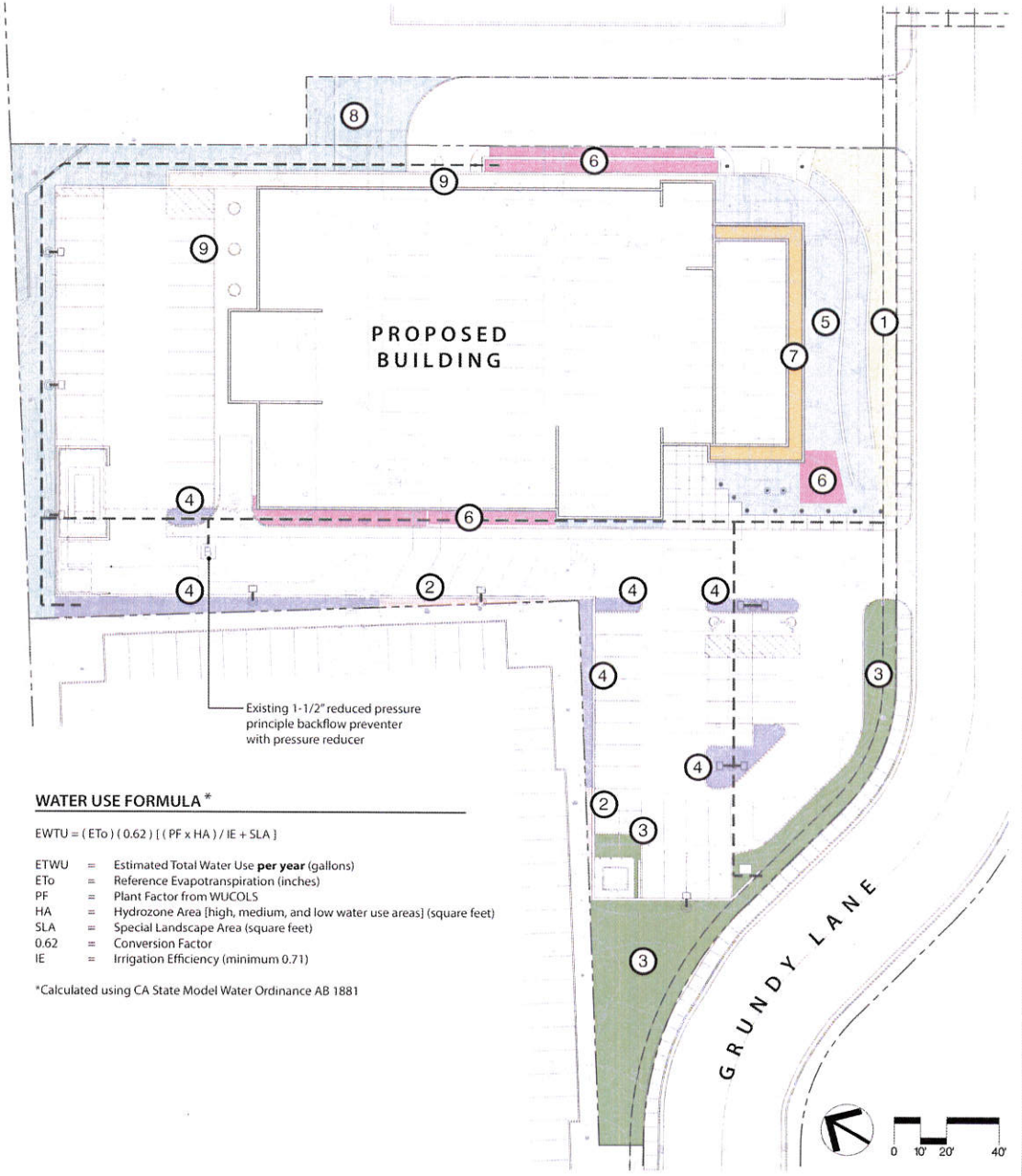
— — — Main line, class 315, sized for water velocity of ≤ 5 fps

WATER USE BY ZONE

(1)	ETWU = (35.1) (0.62) [(0.4 x 1,753) / .81+ 0] = 18,839 gallons/yr
(2)	ETWU = (35.1) (0.62) [(0.5 x 246) / .81 + 0] = 3,305 gallons/yr
(3)	ETWU = (35.1) (0.62) [(0.3 x 4,740) / .81 + 0] = 38,204 gallons/yr
(4)	ETWU = (35.1) (0.62) [(0.3 x 1,745 / .81 + 0] = 14,065 gallons/yr
(5)	ETWU = (35.1) (0.62) [(0.4 x 3,116) / .81+ 0] = 33,487 gallons/yr
(6)	ETWU = (35.1) (0.62) [(0.3 x 1,648) / .81 + 0] = 13,283 gallons/yr
(7)	ETWU = (35.1) (0.62) [(0.3 x 740) / .81 + 0] = 5,964 gallons/yr
(8)	ETWU = (35.1) (0.62) [(0.3 x 5,200) / .81 + 0] = 41,912 gallons/yr
(9)	ETWU = (35.1) (0.62) [(0.4 x 1,010 / .81 + 0] = 10,854 gallons/yr

ESTIMATE (total water use for site) = 179,913 gallons/yr

Maximum Instantaneous Use = 60 gpm



WATER USE FORMULA *

EWTU = (ETo) (0.62) [(PF x HA) / IE + SLA]

ETWU	=	Estimated Total Water Use **per year** (gallons)
ETo	=	Reference Evapotranspiration (inches)
PF	=	Plant Factor from WUCOLS
HA	=	Hydrozone Area [high, medium, and low water use areas] (square feet)
SLA	=	Special Landscape Area (square feet)
0.62	=	Conversion Factor
IE	=	Irrigation Efficiency (minimum 0.71)

*Calculated using CA State Model Water Ordinance AB 1881

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IRRIGATION ZONE PLAN

SF POLICE CREDIT UNION
SAN BRUNO, CALIFORNIA

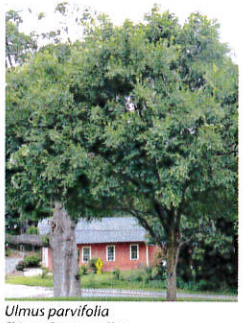
Date	10/21/15
Scale	As Shown
Drawn By	AD
Checked	MS
Project No.	12063
Cadd File	12063 ir
Sheet No.	2 of 3

TREES

Acer palmatum 'Bloodgood'
Red Japanese Maple

Arbutus 'Marina'
Strawberry Tree

Melaleuca quinquenervia
Paperbark Tree



Ulmus parvifolia
Chinese Evergreen Elm

Pistacia chinensis
Chinese Pistache

Chionanthus retusus
Chinese Fringetree

SHRUBS AND PERENNIALS

Cistus x purpureus
Rockrose

Coleonema pulchrum
Pink Breath of Heaven

Rhaphiolepis indica 'Ballerina'
Ballerina Indian Hawthorn

Phormium tenax 'Bronze Baby'
New Zealand Flax

Westringia rosmariniformis (Top)
Coast Rosemary

Ceratostigma plumbaginoides (Bottom)
Dwarf Plumbago

Rosmarinus officinalis 'Lockwood de Forest'
Rosemary

GROUNDCOVERS

Acacia redolens
Acacia

Fragaria chiloensis
Ornamental Strawberry

Cotoneaster 'Lowfast'
Bearberry Cotoneaster

Carex pansa
California Meadow Sedge

Bioswale Mix

Chondropetalum tectorum (right)
Cape Reed

Carex Tumulicola (top left)
Berkeley Sedge

Muhlenbergia (bottom left)
Deer Grass

40 YEARS
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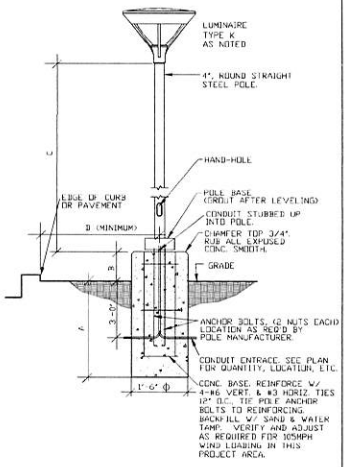
PLANT PALETTE

SF POLICE CREDIT UNION
SAN BRUNO, CALIFORNIA

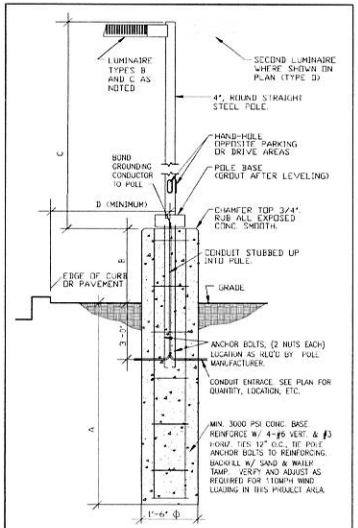
Date	10/21/15
Scale	As Shown
Drawn By	AD
Checked	MS
Project No.	12063
Cadd File	12063 pl

Sheet No. 3 of 3



SITE PEDESTRIAN POLE AND BASE DETAIL

SCALE: NTS



SITE AREA LIGHTING POLE AND BASE DETAIL

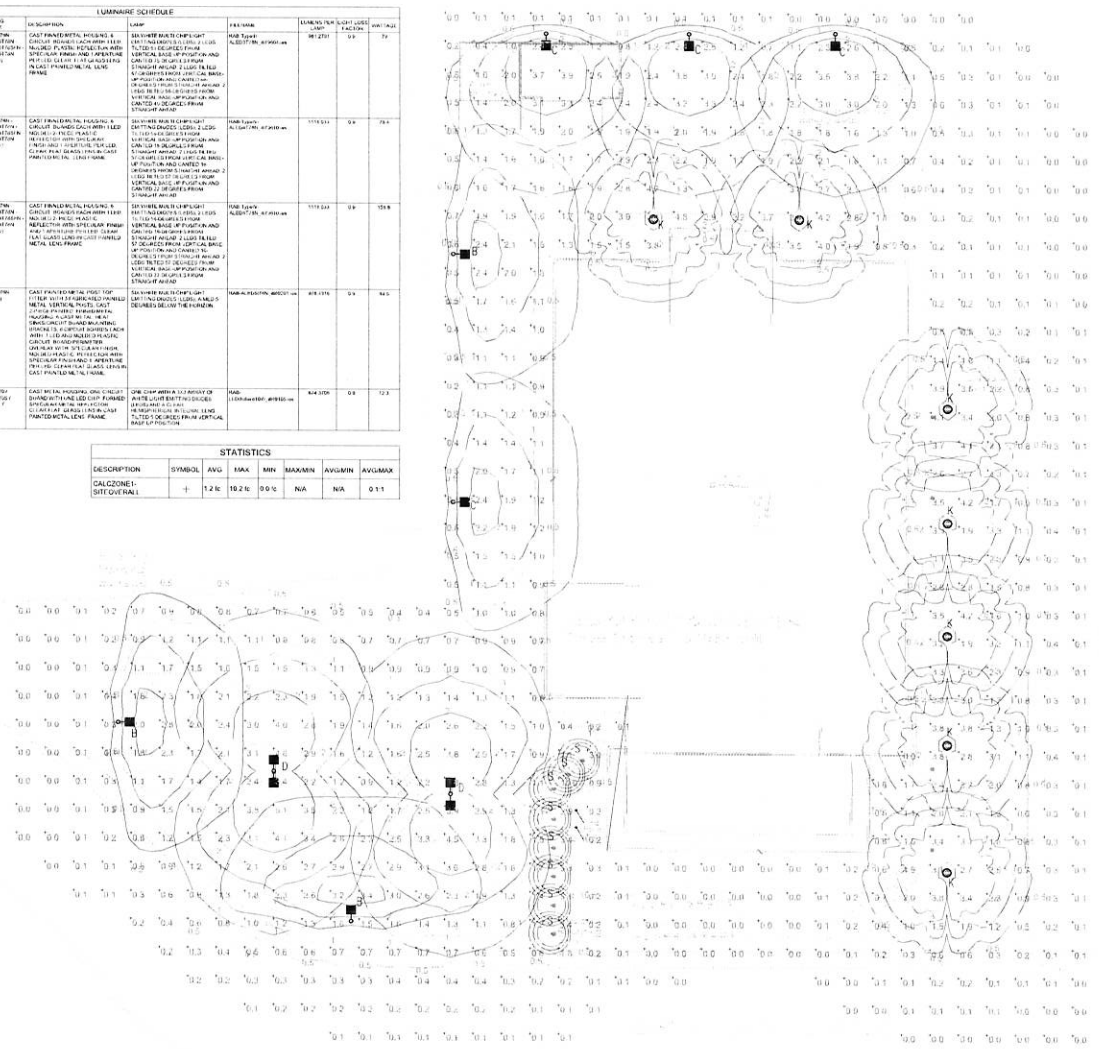
SCALE: NTS

POLE AND BASE DETAILS					
TYPE	DIMENSIONS				
	A	B	C	E	
B,C,D	8'-0"	2'-6"	20'-0"	3'-0"	
K	5'-0"	1'-0"	10'-0"	1'-6"	

LUMINAIRE SCHEDULE

	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	FILE NAME	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
B	4	RAB LIGHTING, INC	ALEDSTRN-WA4E/DSTRN-WA4E/DSTRN-APLE/DSTRN (TYPE B)	CAST PAINTED METAL HOUSING & CIRCUIT BOARD EACH WITH 11 LED NEUSE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PIPE LED CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 5 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED 75 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 15 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED 75 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 15 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED 45 DEGREES FROM STRAIGHT AHEAD	RAB Type B ALEDSTRN_WA4E.ies	9812.701	0.9	79
C	1	RAB LIGHTING, INC	ALEDSTRN-WA4E/DSTRN-WA4E/DSTRN-APLE/DSTRN (TYPE C)	CAST PAINTED METAL HOUSING & CIRCUIT BOARD EACH WITH 11 LED NEUSE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PIPE LED CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 5 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED TO 75 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 15 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED TO 75 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 15 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED 45 DEGREES FROM STRAIGHT AHEAD	RAB Type C ALEDSTRN_WA4E.ies	9812.701	0.9	79.6
D	2	RAB LIGHTING, INC	ALEDSTRN-WA4E/DSTRN-WA4E/DSTRN-APLE/DSTRN (TYPE D)	CAST PAINTED METAL HOUSING & CIRCUIT BOARD EACH WITH 11 LED NEUSE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PIPE LED CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 5 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED TO 75 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 15 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED TO 75 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 15 DEGREES FROM VERTICAL BASE UP POSITION AND CANTED TO 45 DEGREES FROM STRAIGHT AHEAD	RAB Type D ALEDSTRN_WA4E.ies	9812.701	0.9	158.8
K	7	RAB LIGHTING, INC	ALEDSTRN (TYPE K)	CAST PAINTED METAL POST TOP FITTER WITH SEGMENTED PAINTED METAL VERTICAL POSTS, CAST ALUMINUM PAINTED HOUSING, CAST ALUMINUM PAINTED DOOR FRAME, DRIVER CIRCUIT BOARD MOUNTING STANDOFFS, 4 OPTICAL BARRELS EACH WITH 7 LED AND MOLDED PLASTIC CIRCUIT BOARD PROTECTION DISK LAY WITH SPECULAR FINISH, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PIPE LED CLEAR FLAT GLASS LENS IN CAST PAINTED METAL FRAME	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 4 LEDS DEGREES BELOW THE HORIZON	RAB-ALEDSTRN_WA5D.ies	8181.016	0.9	94.5
S	4	RAB LIGHTING, INC	APELED5V / APELED5V / ALED7S / ALED7S	CAST METAL HOUSING, ONE CIRCUIT BOARD WITH LED DIFF FUNNEL SPECULAR MEDIUM REFLECTOR CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME	ONE CHIP WITH A 3 X 3 ARRAY OF WHITE LIGHT EMITTING DIODES (LEDS) AND A FLAT, HEMISPHERICAL SILICONE LENS TILTED 5 DEGREES FROM VERTICAL BASE UP POSITION	RAB-LEDWallMed_WP5000.ies	N/A 3106	0.9	12.3

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
CALCZONE1-SITEOVERALL	+	1.2 fc	19.2 fc	0.0 fc	N/A	N/A	0.1:1



0 10' 20' 40' 60' 100'

Site Lighting Photometrics

Scale: 1" = 20'-0"

NEWGROUND

ARCHITECT

Thomas D. Auer, AIA, NCARB

CONSULTANTS

NewGround International, Inc.

Nicholas T DiMercurio P.E.

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SF Police Credit Union
New Administration Building
1250 Grundy Lane
San Bruno, California 94066

ARC Submittal 10-22-15

Revision:	
Issue Date:	XX XXXX 2015
Arch. / Engr:	D. Wilcossen
Drawn By:	ND
Check By:	N. DIMERCURIO
Project No:	29160-0004
Title:	EXTERIOR LIGHTING PHOTOMETRICS PLAN
Sheet No.	**E1.1**

ALED3T78N

RAB

Project: SFPD Cal Co Certificate Co | Type: B

Prepared by: NewGround | Date: (Jan-Jan-)

Driver Info | LED Info

Specification Grade Area Lights are available in NEW Type III configuration. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25' Designed to replace 250W Metal Halide Area Light. Patent Pending thermal management system. Lens Warranty.

Color: Bronze | Weight: 12.0 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as a Area light.

IESNA LM-79 & IESNA LM-80 Testing:
RAB's ATLAS luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80 and have received the Department of Energy Lighting Facts® Label.

DLC Listed:
This product is on the Design Lights Consortium® (DLC®) Qualified Products List and is eligible for Utility Rebates. Member Utilities.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, LE, unshielded luminaire.

Optical

Lumen Maintenance:
Calculated per IES Standard based on IESNA LM-80 results and TM-21 calculations.

Replacement:
The ALED3T78N replaces 250W Metal Halide Area Lights.

BUG Rating:
B1-U0-G2

Construction

IP5 Classification:
The Type III distribution is ideal for locations, general parking, and other area lighting applications where a larger mounting height is desired. It is designed to be rotated near the side of the pole, allowing the light to project sideways and off the pole.

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C).

Thermal Management:
Superior heat sinking with external fins for optimal thermal management.

Color Consistency:
Meets Maximum 7 Step ellipse according to current recommended practice.

Color Stability:
LED color temperature is warranted to shift no more than 200K as CCT binning is not practiced.

Color Uniformity:
Matrix ratio of LED (Correlated color temperature within the specified 4 step ellipse) is guaranteed to be less than 0.5 as specified by the American National Standard for Specifications for the Chromaticity of Solid State Lighting Products, ANSI C78.377-2008.

Housing:
Die cast aluminum housing, form factor and mounting are...

Reflector:
Specular vacuum metallized polycarbonate.

Gaskets:
High performance silicone gaskets.

Finish:
Our environmentally friendly polymeric powder coatings are formulated for higher durability and long lasting color and conform to VOC and hazard density metals.

Green Technology:
Mercury and UV free.

For use on LEED Buildings:
RAB Dark Sky Approved fixtures may help projects earn certain LEED credits for Light Pollution Reductions.

Electrical

Driver:
Constant Current, Class 2, 700mA, 120-277V, 50-60Hz, 0.9A, Power Factor 90%

THD
<20% at 120, 154% at 277

Surge Protector:
ALED3T78 is available with a 5kV surge protector (SPD), SPD is available...

ALED3T78N

RAB

Technical Specifications (continued)

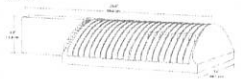
Other

California Title 24:
See ALED3T78(D/S) ALED3T78(S) ALED3T78(P) ALED3T78(P)S2 or ALED3T78(P)S7 for a 2013 California Title 24 compliant product. Any additional components/channels will be listed in the Title 24 section under technical specifications on the product page.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user. Full warranty coverage of light output, color stability, driver performance and fixture finish.

Patents:
The ALED design is protected by patents in the U.S. Pat. No. US 10,VVV,VVV, Canada Pat. No. CA VVVVV, Chinese Pat. No. ZL 20VVVVVVVV.V, and Mexico Pat. No. MX/a/20..., for other patents pending.

Dimensions



Features

- Type III Area LED light engine
- Maximizes 72% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Rated over 25,000 rated hours
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	BatLevel
ALED	3T = Type III 4T = Type IV	78 = 78W	A = Arm SA = Slipfitter	E = Emit N = Neutral	S = Bronze W = White RG = Grey	4 = 120-277V 480 = 480V	P = No Photocell PC = 120V Button PC4 = 277V Button PCB = 120V Twist-Lock PCB2 = 277V Twist-Lock PCT = 120-277V Twist-Lock PCB4 = Multi Twist-Lock	D = No Dimming SDIM = Eco-mode	BL = No Bat-level BL = Bat-level

ALED4T78N

RAB

Project: SFPD Cal Co Certificate Co | Type: C (T)

Prepared by: NewGround | Date: (Jan-Jan-)

Driver Info | LED Info

Specification Grade Area Lights are available in NEW Type IV configuration. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25' Designed to replace 250W Metal Halide Area Light. Patent Pending thermal management system. Lens Warranty.

Color: Bronze | Weight: 12.0 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as a Area light.

IESNA LM-79 & IESNA LM-80 Testing:
RAB's ATLAS luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80 and have received the Department of Energy Lighting Facts® Label.

DLC Listed:
This product is on the Design Lights Consortium® (DLC®) Qualified Products List and is eligible for Utility Rebates. Member Utilities.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, LE, unshielded luminaire.

Optical

Lumen Maintenance:
Calculated per IES Standard based on IESNA LM-80 results and TM-21 calculations.

Replacement:
The ALED4T78 replaces 250W Metal Halide Area Lights.

BUG Rating:
B1-U0-G2

Construction

IP5 Classification:
The Type IV distribution is ideal for locations, general parking, and other area lighting applications where a larger mounting height is desired. It is designed to be rotated near the side of the pole, allowing the light to project sideways and off the pole.

Effective Projected Area:
0.5 ft² (0.05 m²)

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C).

Thermal Management:
Superior heat sinking with external fins for optimal thermal management.

Color Consistency:
Meets Maximum 7 Step ellipse according to current recommended practice.

Color Stability:
LED color temperature is warranted to shift no more than 200K as CCT binning is not practiced.

Color Uniformity:
Matrix ratio of LED (Correlated color temperature within the specified 4 step ellipse) is guaranteed to be less than 0.5 as specified by the American National Standard for Specifications for the Chromaticity of Solid State Lighting Products, ANSI C78.377-2008.

Housing:
Die cast aluminum housing, form factor and mounting are...

Reflector:
Specular vacuum metallized polycarbonate.

Gaskets:
High performance silicone gaskets.

Finish:
Our environmentally friendly polymeric powder coatings are formulated for higher durability and long lasting color and conform to VOC and hazard density metals.

Green Technology:
Mercury and UV free.

For use on LEED Buildings:
RAB Dark Sky Approved fixtures may help projects earn certain LEED credits for Light Pollution Reductions.

Electrical

Driver:
Constant Current, Class 2, 700mA, 120-277V, 50-60Hz, 0.9A, Power Factor 90%

THD
<20% at 120, 154% at 277

Surge Protector:
ALED3T78 is available with a 5kV surge protector (SPD), SPD is available...

ALED4T78N

RAB

Technical Specifications (continued)

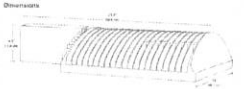
Other

California Title 24:
See ALED4T78(D/S) ALED4T78(S) ALED4T78(P) ALED4T78(P)S2 or ALED4T78(P)S7 for a 2013 California Title 24 compliant product. Any additional components/channels will be listed in the Title 24 section under technical specifications on the product page.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user. Full warranty coverage of light output, color stability, driver performance and fixture finish.

Patents:
The ALED design is protected by patents in the U.S. Pat. No. US 10,VVV,VVV, Canada Pat. No. CA VVVVV, Chinese Pat. No. ZL 20VVVVVVVV.V, and Mexico Pat. No. MX/a/20..., for other patents pending.

Dimensions



Features

- Type IV Area LED light engine
- Maximizes 72% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Rated over 25,000 rated hours
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	BatLevel
ALED	4T 3T = Type III 4T = Type IV	78 = 78W	A = Arm SA = Slipfitter	E = Cool N = Neutral	S = Bronze W = White RG = Grey	4 = 120-277V 480 = 480V	P = No Photocell PC = 120V Button PC4 = 277V Button PCB = 120V Twist-Lock PCB2 = 277V Twist-Lock PCT = 120-277V Twist-Lock PCB4 = Multi Twist-Lock	D = No Dimming SDIM = Eco-mode	BL = No Bat-level BL = Bat-level

PS4-07-20D2

RAB

Project: SFPD Cal Co Certificate Co | Type: B (S, D, PCB, ES)

Prepared by: NewGround | Date: (Jan-Jan-)

Lamp Info | Ballast Info

Specification Grade Area Lights are available in NEW Type III configuration. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25' Designed to replace 250W Metal Halide Area Light. Patent Pending thermal management system. Lens Warranty.

Color: Bronze | Weight: 12.0 lbs

Technical Specifications

Listings

CSA Listed:
Suitable for wet locations

Construction

Shaft:
Wall Thickness:

Hand Holes:
Shaft Size

Base Plates:
Hand Hole Dimensions:

Shipping Protection:
Bolt Circle:

Color:
Base Dimension:

Custom Gray/Select Color

Weight:

Anchor Bolt:

Anchor Bolt Templates:

Prebaggaged Anchor Bolts:

Max EPA w/Max Weights:

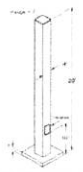
Other:

Terms of Sale:

PS4-07-20D2

RAB

Dimensions



Features

NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB
Nelson Lighting Family Services
Cleveland, Ohio 44117
216.848.8760

CONSULTANTS
NewGround International, Inc.
11400 Euclid Ave Family Lane, Ste 200
Cleveland, Ohio 44117
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216.848.8760

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SF Police Credit Union
New Administration Building
1250 Grundy Lane
San Bruno, California 94066

ARC Submittal 10-22-15

Revision:	
Issue Date:	22 XXXX 2015
Arch. / Engr:	D. Wilcoxen
Drawn By:	ND
Check By:	N. DIMERCURIO
Project No.	29166-0004
Title:	EXTERIOR LIGHTING DATA SHEETS
Sheet No.	**E1.2**

ALED5T78N

RAB

Project:
Type:
Prepared By:
Date:

Driver Info

Type	Constant Current
Input	120V
Watts	78W
Output	2.4A
Efficiency	87%

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
Lumens	9,574
Efficacy	123 LPW

High output LED post top area light with Asymmetric Type V optical distribution. Rotate and remove 360 degree bottom shield for large outdoor street lighting, corporate parks, and area settings.

Label Shown

Weight: 21 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations.

DLC Listed:
This product is on the Design Lights Consortium® (DLC) Qualified Products List and may be eligible for rebates from Fully Member Utilities.

IESNA LM-79 & LM-80 Testing:
RAB's LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:
6000K nominal, Integrity LEDs

Lifespan:
100,000 hour L70 lifespan based on IESNA LM-80 results and TM-21 calculations.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent color appearance (CCT).

Color Stability:
CCT color temperature is warm-dimming to amber no more than 200K (+/-50K) over its rated period.

Color Uniformity:
RAB's range of 4K CCT (correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI/ESLL1-2013.

Construction

IP Rating:
Bottom Chamber: rated to IP66 for dust and water.

Cold Weather Starting:
Minimum starting temperature: -40°F (-40°C).

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

Effective Projected Area:
1.44 ft. sq.

Thermal Management:
Superior heat sinking with external cast-fin housing.

Housing:
Precision cast aluminum, Type V, weathertight.

Support Arms:
Extruded aluminum.

Lens:
Clear tempered glass lens.

Reflector:
Specular anodized aluminum, Type V asymmetric.

Gasket:
High temperature silicone.

Finish:
Dark bronze TGIC polyester powder coat paint. Super durable TGIC polyester powder coat finish is ideal for high humidity, and deep pitting, salts, and corrosion for 5000+ hours salt spray results.

Green Technology:
Mercury and UV free, and RoHS compliant.

Electrical

**Drivers (): **
Constant current, 120mA, Class 2 and sink over protection, 100-277VAC, ≥0.95 PF.

THD:
Tot is at 120V, 9.2% at 277V.

Other

Patents:
The design of the ALED5T is (or is pending) protected by patents pending in U.S., Canada, China, Taiwan and Mexico.

Optical

BUG Rating:
B3 U0 G4

Specifications subject to change without notice. Call RAB at 1-800-USA-1458 or visit our website at www.rabweb.com
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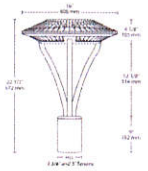
ALED5T78N

RAB

Dimensions



Features

Ships fully assembled and ready to install.

Integrated LED fixture.

Compatible with standard 2 3/8" and 3" tenons.

Hardware kit for mounting to metal, slip fitter.

Optical rod lens.

Ordering Matrix

Family	Distribution	Watts	Color Temp	Finish	Sensing	Shielding
ALED	5T = Type 5	78 = 78W 52 = 52W	Leave blank = 4000K 30 = 3000K 40 = Neutral	Y = Bronze W = White	Leave blank = No Sensing DMB = Dimming	Leave blank = No Shield SBL = Shield

Job: San Fransisco Polices - Credit Union : New Operations Center (San Bruno, CA)
Type: Type 'R'
Notes: pole-top mount LED support pole

Poles

Page 1 of 4

Straight Round Steel

The Philips Gardco SRS straight round steel pole consists of a construction design fabricated steel tubing circumferentially welded to a structural quality hot rolled carbon steel plate. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, grounding lug and top cap.

PREFIX	HEIGHT	SIZE	DRILLING	FINISH	OPTIONS
SRS	10	3	T2	FPGV	MSM

Enter the prefix, which are appropriate for space. Philips Gardco reserves the right to require modifications for all combinations and configurations are not field or verify terms for mounting and dimensions for luminaire or accessories, please consult the factory.

PREFIX

SRS

HEIGHT

10'
12'
16'
20'
25', 25#†
30', 30#†

† Suffix to specify straight taper pole without hand hole (if required)

SIZE

3"
4"
5"

DRILLING

D1 1 Way
D2 2 Way
D2@90 2 Way at 90
D3 3 Way
D4@120 4 Way at 120
D4 4 Way
T1 2 3/8" OD Tenon
T4 4" OD Tenon

FINISH

PP	Prime Primer
DBP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Plate
GY	Galvanized Pre-Appl.
FPGV	Factory Paint, Graphite Gray Galvanized, specify color
OC	Optional Color Paint Specify RAL designation or TG #M2701
SC	Special Color Paint Specify Paint supply over coat

OPTIONS

FES	Fixture Studs
AHH	Additional Hand Holes

For fixture studs, additional hand holes, pole top height, base size, and orientation in degrees from left. See Pole Orientation Information on Page 4

Couplings

Indicate: pp 2-3, 3-4, 4-5, 5-6, 6-7, 7-8 or 8-9" inches in height above base and orientation in degrees from left. See Dimensional Information on Page 4

CL Coupling - Internal Slip Fitter

Single Phase Bollards Brackets

Indicate height above base and orientation in degrees from left. See Dimensional Information on Page 4

GM-060-19 Single - 1.9" OD
GM-060-24 Single - 2.4" OD

Motion Response Provisions

GMR Provision for Gardco H4D Planar Response Sensor

Between 2m Height = 18' (approx.) 4.5" - slightly above 180° to the front face. 12' (4m) in pole spot

MSM Motion Sensor Mounting Provision for LED luminaires and poles with Motion Response

Minimum Pole Height = 18'. Suitable when used near pole with 4.5" slightly ground to the side plate. (30' or more recommended) 12' above the pole base

Refer to Small Pole Accessories sheet PH418-36 for additional accessories.

1611 Chino Roberts Road, San Marcos, TX 78666
(800) 227-4116 (512) 753-6089 FAX: (512) 753-7855 philightning.com
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Philips Gardco reserves the right to change materials or modify the design of its products without notification as part of the company's continuous product improvement program.

PHILIPS
GARDCO

Poles

Page 2 of 4

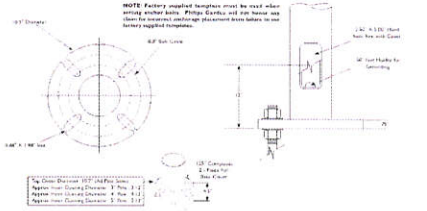
Straight Round Steel

POLE DATA

CATALOG NUMBER	POLE SIZE		MAXIMUM LUMINAIRE LOADING²		ANCHOR BOLT DATA³	
PREFIX - HEIGHT - SIZE	ACTUAL HEIGHT	POLE SHAFT SIZE	100 MPH EPA-FT²	90 MPH EPA-FT²	80 MPH EPA-FT²	BOLT SIZE (inches)	BOLT CIRCLE (inches)
SRS-10-3.0	10'	3" x .19	4.0	5.2	6.5	3/4 x 17 x 3	8.0
SRS-14-3.0	14'	3" x .14	2.3	4.4	6.0	3/4 x 17 x 3	8.0
SRS-18-4.0	18'	4" x .19	12.1	16.0	19.1	3/4 x 17 x 3	8.0
SRS-14-4.0	14'	4" x .14	7.8	9.6	12.2	3/4 x 17 x 3	8.0
SRS-16-3.0	16'	3" x .16	2.2	3.1	4.6	3/4 x 17 x 3	8.0
SRS-16-4.0	16'	4" x .16	5.9	7.8	9.6	3/4 x 17 x 3	8.0
SRS-30-4.0	30'	4" x .29	3.1	4.4	6.0	3/4 x 17 x 3	8.0
SRS-25-4.0	25'	4" x .22	1.3	1.9	2.8	3/4 x 17 x 3	8.0
SRS-20-5.0	20'	5" x .20	7.2	9.1	11.2	3/4 x 17 x 3	8.0
SRS-25-5.0	25'	5" x .25	4.2	5.5	7.2	3/4 x 17 x 3	8.0
SRS-12-4.5	12'	5" x .14	7.4	9.4	12.1	3/4 x 17 x 3	8.0
SRS-30-5.0	30'	5" x .30	2.2	3.0	4.2	3/4 x 17 x 3	8.0
SRS-40-5.0	39'	5" x .39	4.7	6.5	8.0	3/4 x 17 x 3	8.0

1. SRS-20-3.0 and 40-18-5.0 poles have a wall thickness of .187" for increased wind capacity. All other SRS poles have a wall thickness of .140".
2. Warning: Adequate wind rating in terms of EPA (Effective Projected Area) loading and wind velocities should be the point which the selected pole will safely withstand EPA (Effective Projected Area) loading and wind velocities.
3. Factory supplied anchor bolts for cast-in-place concrete foundations. Philips Gardco does not furnish templates for anchor bolts. Factory supplied templates must be used when setting anchor bolts. Philips Gardco will not be responsible for improper placement of anchor bolts when templates are not used.

DIMENSIONS



1611 Chino Roberts Road, San Marcos, TX 78666
(800) 227-4116 (512) 753-6089 FAX: (512) 753-7855 philightning.com
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PHILIPS
GARDCO

BLED10

RAB

Project:
Type:
BLED10PC
Prepared By:
Date:

Driver Info

Type	Constant Current
Input	120V
Watts	78W
Output	2.4A
Efficiency	87%

LED Info

Watts	78W
Color Temp	4000K (Cool)
Color Accuracy	70 CRI
Lumens	9,574
Efficacy	123 LPW

40" high round pole (model) with 10' (3.0m) square base, with mast arm (PT), 12" fixture for one fixture, delivery and warranty. Rated for 100 mile/hour (160km/h) 3 Second Gust. Fully Assembled with 5 year warranty.

Label Shown

Weight: 51 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:
100,000 hour L70 lifespan based on IESNA LM-80 results and TM-21 calculations.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent color appearance (CCT).

Color Stability:
CCT color temperature is warm-dimming to amber no more than 200K (+/-50K) over its rated period.

Color Uniformity:
RAB's range of 4K CCT (correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI/ESLL1-2013.

Thermal Management:
Cast aluminum Thermal Management system for optimized heat sinking. The BLED10 is designed to cool operating temperature of LED chips to extend LED life to maximum level (110° junction temperature).

Housing:
Precision cast aluminum housing, Type V, weathertight.

Mounting:
Fixture to be installed on mast arm by a Pro.

Gaskets:
High temperature silicone.

Finish:
Dark bronze TGIC polyester powder coat paint. Super durable TGIC polyester powder coat finish is ideal for high humidity, and deep pitting, salts, and corrosion for 5000+ hours salt spray results.

Anchor Bolt:
The anchor bolt for the BLED10 have the following dimensions: 3/4 x 17 x 3 (at Bolt Spec with 2.44" hook).

Green Technology:
BLED10 are Mercury and UV free.

Electrical

Driver:
Multi-volt, 120-277 VAC, 50/60 Hz (1A) Class 2 constant current driver. 0-10V dimming, 100% max, 10% min.

Connector:

Junction Box:

Other

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C).

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

Optical

Lumen Maintenance:
Time period that the LED's are expected to meet at least 70% of initial lumens.

BUG Rating:

Patents:
The design of the BLED is protected by patents in: Canada Pat. 2,825,162; U.S. Pat. Nos. D6, and patents pending in China and Taiwan.

Equivalency:
The BLED10 is functionally and mechanically equivalent to 50% of Gardco.

HID Replacement Range:
Due to the 70% CEC lumen output compliance, the 78W LED is meant to replace up to 150W HPS.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the original purchaser. This warranty covers 100% of normal use, including color and luminaire, for 100,000 hours. Warranty shows performance and factory limits.

Country of Origin
Designed by RAB in New Jersey and assembled in the USA by RAB's ISO 9001 certified workforce.

Buy American Act Compliant:
This product is a QUALIFIED item manufactured in the United States and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant
This product complies with the Recovery Act Requirements of American Iron, Steel and Manufactured Goods. Buy American Act - Includes 25% of...

Trade Agreements Act Compliant
This product is a QUALIFIED item manufactured in the United States and is compliant with the Trade Agreements Act.

California Title 24:
See BLED10PC for valid California Title 24 compliant fixtures.

Specifications subject to change without notice. Call RAB at 1-800-USA-1458 or visit our website at www.rabweb.com
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BLED10

RAB

Technical Specifications (continued)

Other

DSA Schedule:
Available in accordance with RAB Standard 2545.

Optical

Lumen Maintenance:
Time period that the LED's are expected to meet at least 70% of initial lumens.

BUG Rating:

Dimensions

Features

NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB
CONSULTANTS
NewGround International, Inc.
Nicholas T. DiMercurio P.E.

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SF Police Credit Union
New Administration Building
1250 Grundy Lane
San Bruno, California 94066

ARC Submittal 10-22-15

Revision:	
Issue Date:	xx xxxx 2015
Arch. / Engr:	D. Wilcoxen
Drawn By:	ND
Check By:	N. DIMERCURIO
Project No.	29160-0004
Title:	EXTERIOR LIGHTING DATA SHEETS
Sheet No.	E1.3

EXHIBIT D

SF Police
CREDIT UNION

SF Police
CREDIT UNION

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

September 21, 2015

Mr. Matthew Neuebaumer
Department of Community Development
City of San Bruno
567 El Camino Real
San Bruno, CA 94066

RE: 1250 Grundy Lane

Dear Matt:

I reviewed the drawings, and visited the site. My comments are as follows:

NEIGHBORHOOD CONTEXT

The site is located between Highway 380 and Grundy Lane. Nearby development is dominated by contemporary office buildings ranging in height from three to six stories and their related surface parking lots. Photographs of the site and surrounding development are shown on the following page.

EXHIBIT E

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

View to the site from Grundy Lane

View to the site from Highway 380

Immediately adjacent building to the right on Grundy Lane

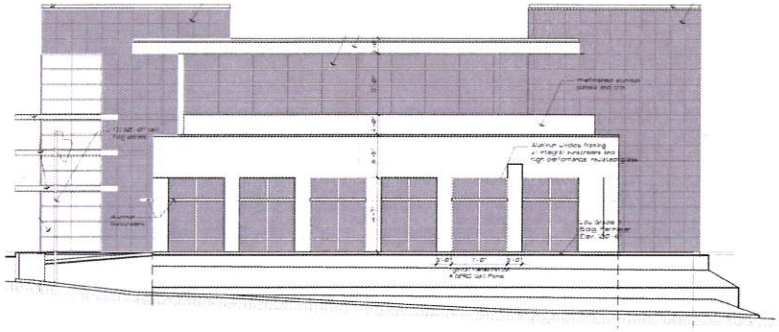
Nearby office building to the south

Nearby office building to the west

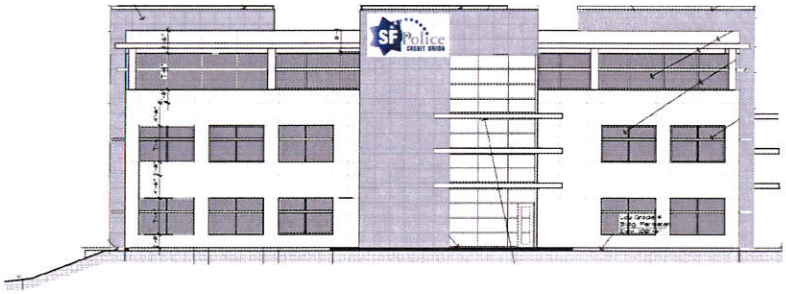
Nearby office building to the west

CONCERNS AND RECOMMENDATIONS

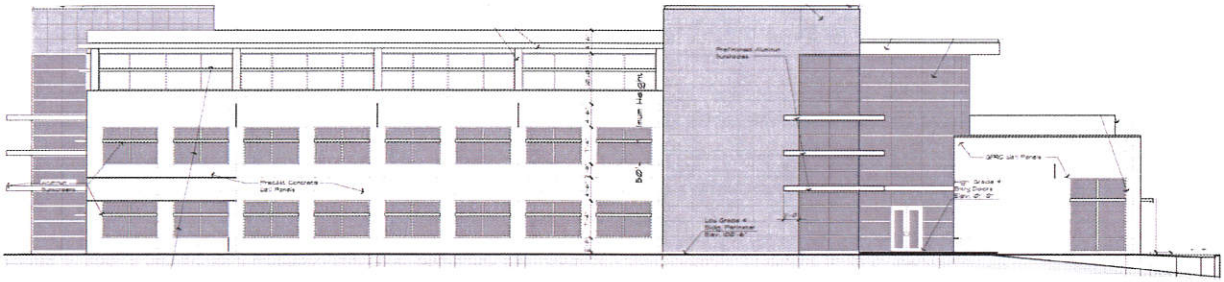
Overall, the design of the project is well done, and suitable to the neighborhood context. The design is contemporary in style, and utilizes a blend of high quality materials, as shown in the proposed elevations below.



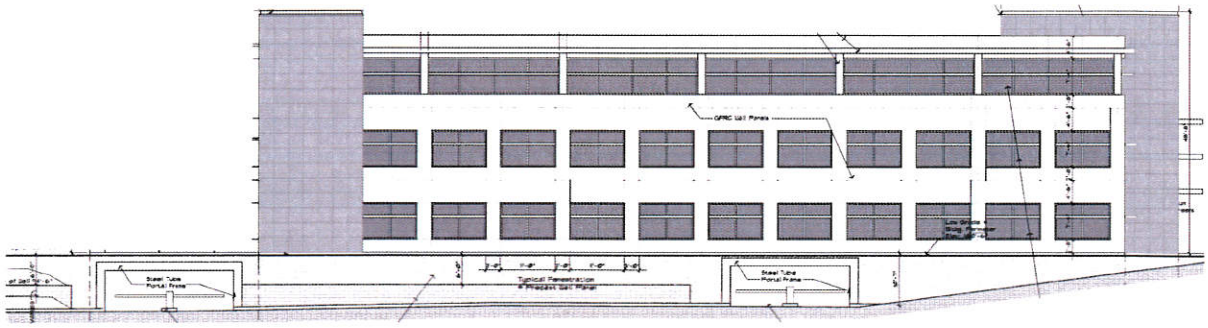
Proposed South Elevation (Grundy Lane)



Proposed North Elevation (Highway 380)



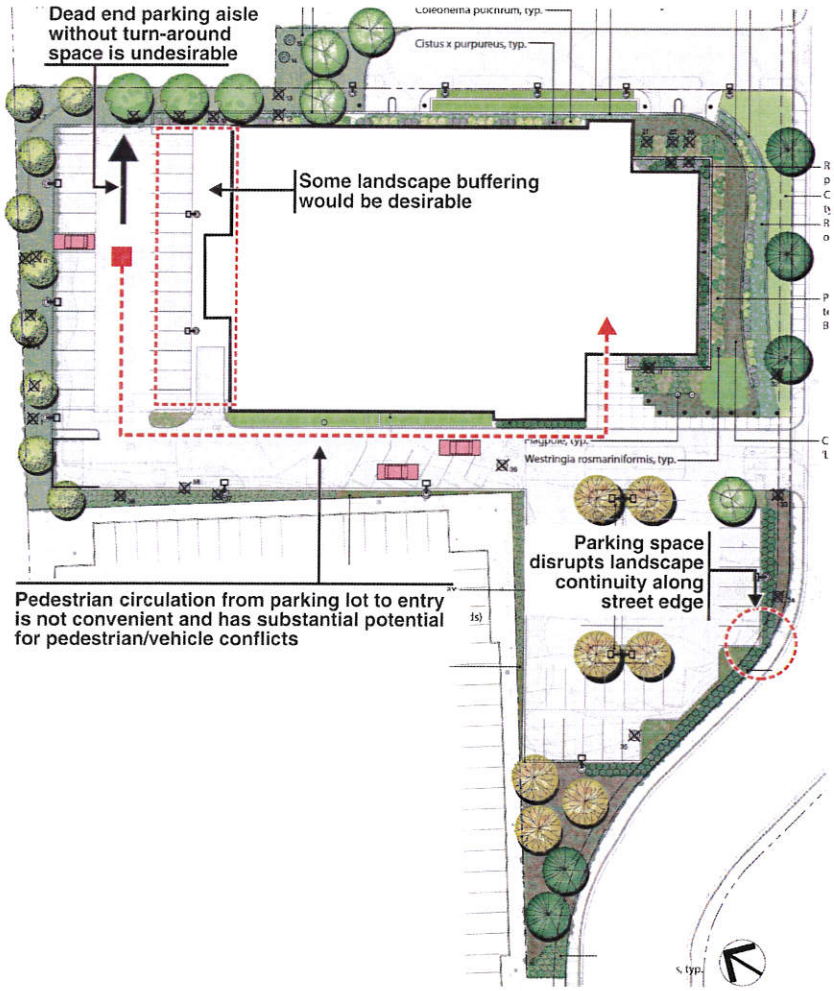
Proposed West Elevation



Proposed East Elevation

The building elevations are good, and I have no recommendations for changes to them. There are a few site plan and garage issues that staff may wish to discuss further with the applicant.

SITE PLAN



1. The parking immediately adjacent to Grundy Lane cuts into the landscaping between the sidewalk and the parking lot. In general, there appears to have been a strong effort in this office park to provide a sized green visual buffer between the parked cars and the street.
2. Pedestrian circulation between the north parking lot and the main building entry is not convenient, and has the potential for pedestrian/vehicle conflicts.
3. The dead end parking aisle in the north parking lot is undesirable unless all parking in the lot is reserved, and effectively signed to alert visitors since no turn-around space is provided.
4. Some landscape buffering would be desirable on the north side of the building.

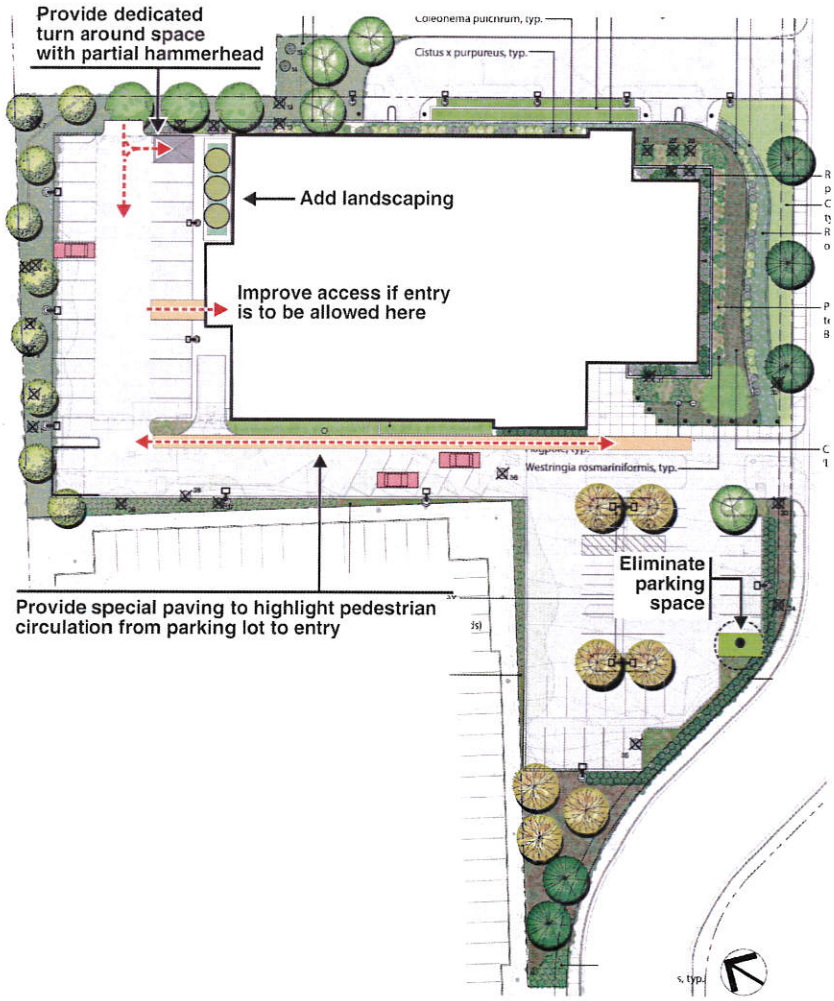
Recommendations:

1. Eliminate one parking space along the Grundy Lane frontage to allow a more adequate landscape buffer between the parking lot and the street,

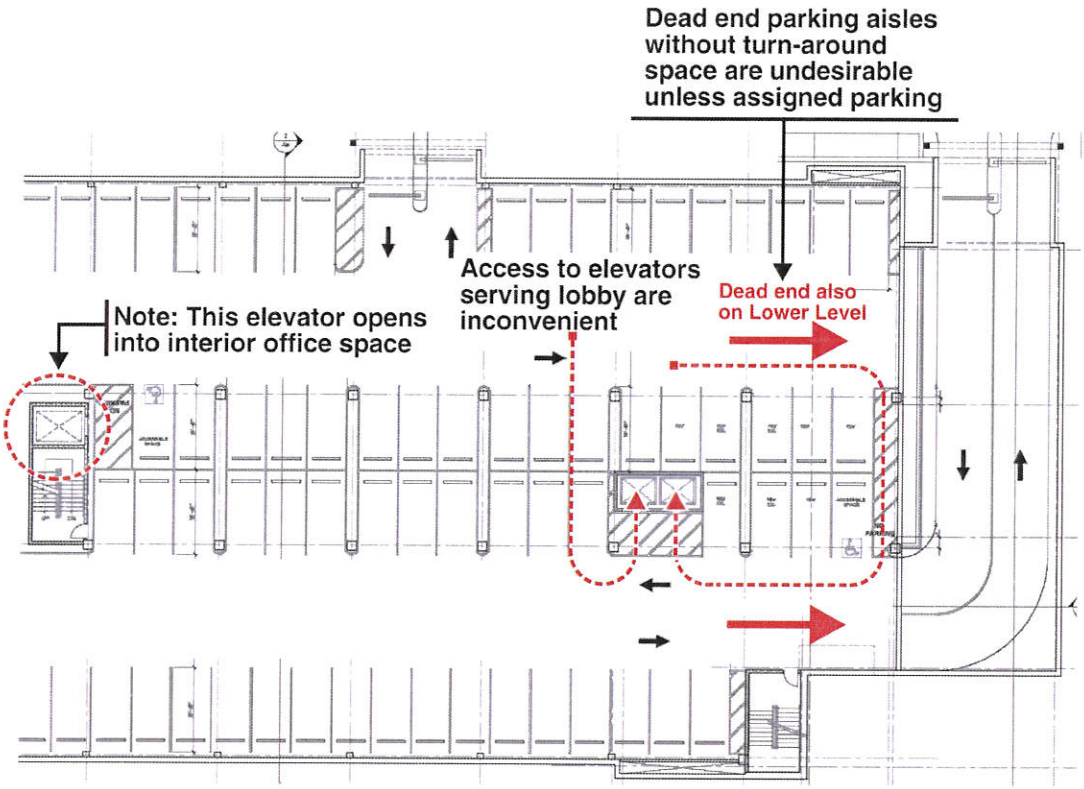
2. Clarify where employees and visitors will park and how they will enter the building. Provide a pedestrian link through the line of parked cars immediately adjacent to the building, and provide a distinctly paved area with a minimum width of at least 4'-0" to set pedestrian movements apart from the moving vehicles. Given the limited space available, the pedestrian path will probably need to be at the same elevation as the driveway to maintain the minimum driveway width of 26'-0".

3. Provide a dedicated turn-around space at the dead end aisle in the north parking lot. Additionally, provide a partial hammerhead (5'-0" x 15'-0" minimum) at the eastern most edge of the north parking lot.

4. Add landscaping on the north side of the building. Since this area is over the parking structure, it would probably need to be in elevated planter areas.



GARAGE PLANS

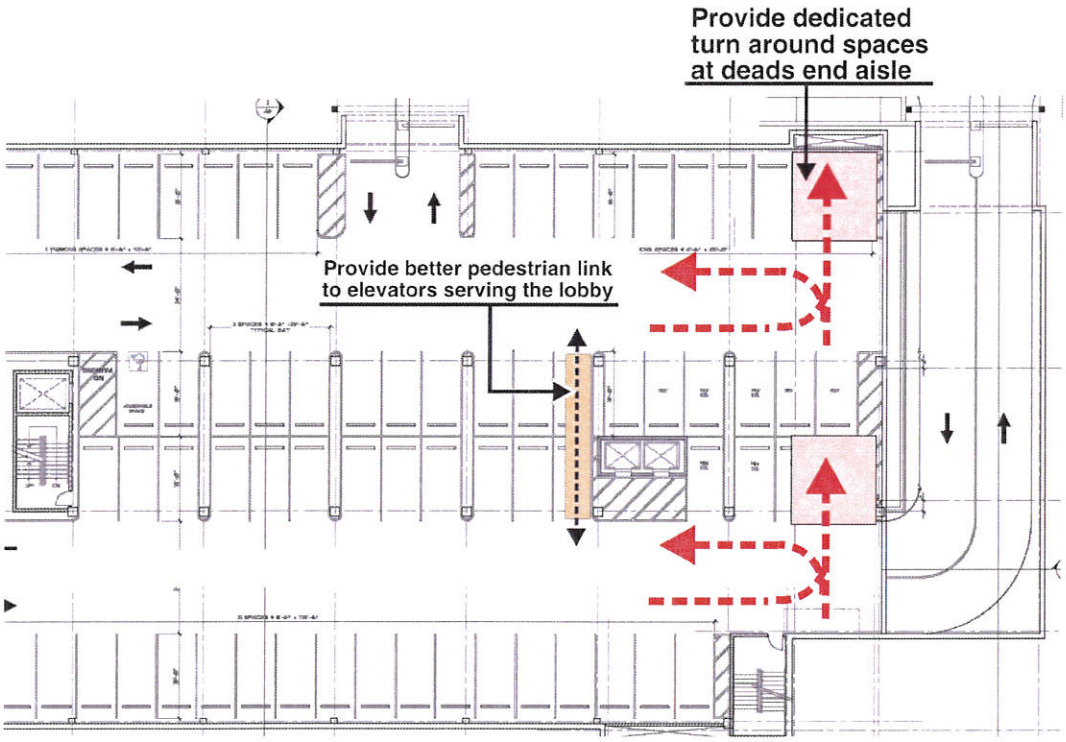


1. There are two dead end aisle on the upper parking level and one on the lower level. This would be very undesirable unless all parking along those dead end aisles were reserved spaces.
2. Access from parking spaces on the east side of the garage to the main elevators serving the building lobby is not convenient, requiring movement between parked cats or a long route to the end of the garage.
3. The elevator at the northerly part of the garage opens into the main work areas above. Some clarification as to who will use this elevator (i.e., employees only by key operation or also visitors to the building) would be desirable.

Recommendations:

1. Provide dedicated vehicular turn around spaces at the end of all dead end drive aisles.

2. Provide a better pedestrian link between the spaces on the east side of the garage and the elevators serving the main entry lobby.



Matt, please let me know if you have any questions, or need anything further at this time.

Sincerely,
CANNON DESIGN GROUP

Larry Cannon