



MINUTES
April 19, 2018

DESIGN COMMITTEE MEETING
4:30 p.m.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

3.1. MINUTES OF MARCH 15, 2018

4. NEW BUSINESS

4.1. INFILL PCL 191-SULLIVAN ADMINISTRATION BUILDING-125 SUNRISE AVENUE-FILE#PL17-0284

Recommendations: Motion to

A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval,

B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

Applicant: Mal Montoya, Borges Architectural Group. **Owner:** John L. Sullivan Family LP. (Hocker)

5. REPORTS/COMMISSION/STAFF

6. ORAL COMMUNICATIONS

7. ADJOURNMENT



DESIGN COMMITTEE COMMUNICATION

Title: meeting heading

Contact:

Meeting Date: 4/19/2018

Item #: 01.



DESIGN COMMITTEE COMMUNICATION

Title: MINUTES OF MARCH 15, 2018

Contact:

Meeting Date: 4/19/2018

Item #: 3.1.

ATTACHMENTS:

Description

[March 15, 2018 Draft Minutes](#)



**Design Committee Meeting
March 15, 2018 – 4:30 p.m.
Draft Minutes**

1. CALL TO ORDER

2. ROLL CALL – *Silent*

Committee Members Present

Tracy Mendonsa, Chair
Daniel Wesp

Committee Members Absent

Michael Motroni, Vice-Chair, *Excused*

Staff Present

Derek Ogden, Senior Planner
Wayne Wiley, Associate Planner
Mark Johnson, Assistant Engineer
Joe Mandell, Sr. Deputy City Attorney
Lupe Nelson, Recording Secretary

3. CONSENT CALENDAR

Chair Mendonsa asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Mendonsa asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF DECEMBER 21, 2017

MOTION

Committee Member Wesp made the motion, which was seconded by Chair Mendonsa, to approve the Consent Calendar item as submitted.

The motion passed with the following vote:

Ayes: Wesp, Mendonsa

Noes: None

Abstain: None

4. NEW BUSINESS

A. DESIGN REVIEW PERMIT, TENTATIVE PARCEL MAP & ADMINISTRATIVE PERMIT – ROSEVILLE 80, BUILDINGS 2 & 3 – 7901 FOOTHILLS BL – FILE # PL-0295.

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Chair Mendonsa opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Tim Schaedler, Roseville 80 Land, LLC, addressed the Committee and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Robert Sanchez spoke in favor of the project.

Public Comment:

- Landscaping on Foothills Blvd. is an eyesore.
- Traffic concerns.

Committee Discussion:

- Was an Environmental Impact Report (EIR) needed?
- Will the traffic in and out of the property be controlled by a signalized light?
- What is the distance between the proposed signal and the NEC and Fed Ex lights?

- Building design looks good.
- Pleased that the property will soon be occupied.
- Will the existing parking lighting be consistent with surrounding lighting?
- Landscaping discussion.
- Traffic on Blue Oaks Bl. has improved.
- Pleasant Grove Bl. traffic is terrible.
- Is it possible to restrict truck traffic?

Chair Mendonsa closed the public hearing and asked for a motion.

MOTION

Committee Member Wesp made the motion, which was seconded by Chair Mendonsa, to

- Consider the Addendum to the NEC EIR;
- Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit with 89 conditions of approval;
- Adopt the three (3) findings of fact for the Parcel Map and approve the Parcel Map with 49 conditions of approval; and,
- Adopt the two (2) findings of fact for the Administrative Permit and approve the Administrative Permit with 2 conditions of approval.

The motion passed with the following vote:

Ayes: Wesp, Mendonsa

Noes: None

Abstain: None

5. REPORTS: COMMISSION/STAFF

- Due to a lack of agenda items there will not be an April Design Committee Meeting.

6. ORAL COMMUNICATION

Chair Mendonsa opened the Oral Communication. Hearing none, Chair Mendonsa closed the Oral Communication.

7. ADJOURNMENT

Chair Mendonsa asked for a motion to adjourn the meeting.

MOTION

Committee member Wesp made the motion, which was seconded by Chair Mendonsa, to adjourn the meeting.

The motion passed unanimously at 4:56 p.m.



DESIGN COMMITTEE COMMUNICATION

Title: INFILL PCL 191-SULLIVAN ADMINISTRATION BUILDING-125 SUNRISE AVENUE-FILE#PL17-0284

Contact:

Meeting Date: 4/19/2018

Item #: 4.1.

ATTACHMENTS:

Description

[Staff Report](#)

[Exhibits](#)

ITEM 4A: **DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT – 125 SUNRISE AVE – INFILL
PCL 191–SULLIVAN ADMINISTRATION BUILDING – PL17-0284**

REQUEST

The applicant requests approval of a Design Review Permit to demolish an existing building and construct a new two-story, ~18,000-square-foot office building, along with associated parking, landscaping and lighting. To facilitate site development, the applicant requests a Lot Line Adjustment to move the eastern property boundary approximately 85 feet to the east.

Owner – John L. Sullivan, John L. Sullivan Family LP
Applicant – Mal Montoya, Borges Architectural Group

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval,
- B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located at 125 Sunrise Avenue, just south of the intersection with Douglas Boulevard. The property has a land use and zoning designation of Community Commercial (CC), and is located in the City's Infill area, where there is no adopted Specific Plan.

The applicant proposes to redevelop the site, which includes demolishing all of the existing improvements, relocating the existing driveway, and building a new 18,000-square-foot building and related site improvements. The project will also extend an existing masonry wall along the rear (south) of the property, and construct new landscape planters along all sides of the property and around the building. The existing property is only 90 feet wide, so the applicant also proposes a lot line adjustment to move the eastern property line approximately 85 feet to the east. The properties are both within the same ownership, and there are no buildings or structures where the lot line adjustment will occur, only pavement and parking areas.

SITE INFORMATION

Location: 125 Sunrise Avenue

Total Size: 0.68 acres

Topography and Setting: The property is developed with an approximately 3,000-square-foot office building, some landscaping, pavement, and fencing. Property to the east is developed with the John L. Sullivan auto dealership, to the west is developed with restaurants, offices, and retail/commercial businesses, and to the south is a single-family residential area.

EVALUATION – DESIGN REVIEW

The Design Review Permit evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to each finding.

- 1. The Project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is fully developed and contains no natural features. The proposed project will result in a substantial increase in landscaped area, and will also make improvements to the stormwater control facilities of the site. Redeveloping the property will allow beneficial use to be made of the site.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping and irrigation; and lighting, which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

The proposed redevelopment of the site will improve access, circulation, parking, and landscaping on the site. The existing site is enclosed by fencing on all sides, and the back portion is further fenced and currently serves to store vehicles associated with the John L. Sullivan dealership. The only landscaping is located on the frontage and directly around the building, and consists of a lawn area, palm trees, and green shrubs. The existing parking lot does not include any landscape planters for shade, because it was constructed well before the adoption of the City's Community Design Guidelines. The fence along the rear property line is wooden, rather than masonry.

The project will involve demolition of all site improvements, so that it can be redeveloped consistent with the City's Community Design Guidelines and Zoning Ordinance. The project as designed provides a minimum of 50% parking lot shading (Policy CC-64), more than adequate parking for the office use (59 stalls are required and 74 are being provided), a masonry wall and eight-foot landscape planter to provide

Figure 1: Project Location



a buffer for the adjacent residential uses (Policy CC-12), through connections between this site and the properties to the east and west (Policy CC-23), landscaping with a varied palette and seasonal interest, including flowering plants and fall color (Policy CC-58), and site lighting that provides good illumination without casting light on the adjacent residential area (Policy CC-86 and -89).

- 3. *The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

The applicant proposes to construct a two-story office building using a design similar to an existing office building located on the adjacent property to the west (which currently houses a career center, job training, and a State employment office). Figure 2 shows the north elevation, which will face Sunrise Avenue. Both the existing office and the proposed office use brick as the primary cladding, smoked glass for the windows, and a tile roof. The neighboring office building is a single-story structure, while the proposed office is two stories. To break up the vertical massing of the proposed building, some additional detailing not present on the existing office has been included in the design. This includes the use of sandstone veneer banding on the building, a top row of windows, and arches above the entrances on the south and north elevations and above the windows on the east and west elevations. In addition to these details, the proposed building includes a recessed entrance, slightly recessed upper windows, and staggered wall planes at the corners. These design features conform to the City's Community Design Guidelines which call for variations in wall plans and building form (CC-41), variation in colors and materials (CC-46), and elements such as the arches and banding which enhance the façade and building form (CC-48).

Figure 2: Proposed North Elevation



- 4. *The design of the public services, as approved, including but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.***

The mechanical equipment for the building is roof-mounted, and will be located within a well to screen the equipment from view. The required trash enclosure for the site is located on the rear (southern) property line, where it will not be noticeable from public streets.

EVALUATION – LOT LINE ADJUSTMENT

In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance, the evaluation of the Lot Line Adjustment is based on compliance with the City's Zoning Ordinance and Building Code, as follows below.

1. The proposed Lot Line Adjustment complies with the Zoning Ordinance for the district in which the parcels are located.

The project site has a zoning designation of Community Commercial (CC). The City's Zoning Ordinance establishes minimum development standards for commercial structures located within the zone, but does not establish any minimum lot sizes or widths. The Lot Line Adjustment is intended to facilitate appropriate site development, and does not conflict with any of the City's development standards. As described in the analysis of the Design Review Permit, the project complies with the development standards of this zone.

2. The proposed Lot Line Adjustment complies with the local building regulations, including the California Building Code.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building's proximity to other buildings and property lines. The future construction and uses of the site have been and will continue to be reviewed for compliance with the City's Design and Development Standards and the CBC through the building permit process. The Lot Line Adjustment is specifically intended to ensure that the site development is consistent with building regulations.

3. The proposed Lot Line Adjustment provides for any necessary relocation of existing infrastructure or easements.

The Lot Line Adjustment is part of the overall development of the site, which includes the creation of appropriate easements and infrastructure.

4. The proposed Lot Line Adjustment complies with General, Specific Plan, and Subdivision Design Standards.

As noted above, the Lot Line Adjustment is necessary to support the project, which is consistent with the General Plan. The proposed Lot Line Adjustment will not conflict with Subdivision Design Standards identified in the City's Subdivision Ordinance.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on April 6, 2018, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development Projects, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 125 SUNRISE AVE – INFILL PCL 191–SULLIVAN ADMINISTRATION BUILDING – PL17-0284** subject to seventy-six (76) conditions of approval.
- B. Adopt the findings of fact as stated in the staff report and approve the **LOT LINE ADJUSTMENT – 125 SUNRISE AVE – INFILL PCL 191–SULLIVAN ADMINISTRATION BUILDING – PL17-0284** subject to twelve (12) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

- 1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **April 19, 2018** and if not effectuated shall expire on **April 19, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 19, 2021**. (Planning)
- 2. The project is approved as shown in Exhibits A–H and as conditioned or modified below. (Planning)
- 3. The project shall be addressed as 125 Sunrise Ave. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
- 5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
- 7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 8. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b) Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

- c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 11. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the City of Roseville Water Efficient Landscape ordinance. (Planning, Environmental Utilities)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for each individual tenant spaces within the building. The Building Official, or the designate, shall approve said plan prior to building permit approval. See *City of Roseville Addressing Guidelines*. (Building)
- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
19. An agreement or easement for reciprocal access shall be provided for the benefit of the property at the southwestern corner of the site. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
22. The site shall be accessed by two standard Type S driveways. The western driveway shall be a minimum of 30 feet in width and the eastern driveway shall be a minimum of 35 feet in width. The eastern driveway shall be shared with the property to the east and will require either a reciprocal access easement or agreement. (Engineering)
23. Short and long term bike parking and carpool/clean air/electric vehicle spaces shall be provided per the California Green Building Standards. Short- and long-term bike parking and carpool/clean air/electric vehicle spaces shall be provided per the California Green Building Standards. Parking stall markings are to be marked as “Carpool/Clean Air/EV”; do not use “Vanpool.” Bike rack/locker design and location shall be approved by Alternative Transportation (Alternative Transportation, Building).

24. Bike rack/locker design and location shall be approved by Alternative Transportation (Alternative Transportation, Building).
25. A 6-foot-high sound wall shall be placed on the southern property line and connect to the existing sound walls to the east and west. (Engineering)
26. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
27. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
28. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
29. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
30. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
31. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Sullivan Administration to be reviewed and approved by the Transportation Commission. (Alternative Transportation, Public Works)
32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

- a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
- b) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
- c) All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)

35. Water services shall be installed on a manifold. (Environmental Utilities)

36. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

37. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

38. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

39. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

40. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)

41. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)

42. An **approved** automatic fire extinguishing system shall extend to the proposed addition as noted for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)

43. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)

44. The location of the fire department connection shall be within 40 feet of a fire hydrant and along the same drive aisles to allow operational protocol for our emergency responders' vehicle access. Fire

department connection(s) shall be within 2-feet of back of curb or back of walkway, and shall remain unobstructed at all times. (Fire)

45. The required fire department access with a turning radii of 30 and 50 respectively shall be continues without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
46. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
47. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings (Electric)
48. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
49. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
50. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

51. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
52. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a) Water, sewer, and reclaimed water easements.

- b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
54. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
55. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
56. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
57. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Sullivan Administration to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
58. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
59. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
60. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
61. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
62. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

63. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
64. All electric metering shall be directly outside accessible. This can be accomplished in the following ways:
- a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
65. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
66. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

67. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
68. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
69. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
70. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
71. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
72. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
73. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

74. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
75. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Inspector at the time of or prior to the foundation inspection. (Building)
76. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

CONDITIONS OF APPROVAL FOR THE LOT LINE ADJUSTMENT

1. The Lot Line Adjustment is approved as shown in Exhibit I. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Lot Line Adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. By separate instrument, access easements shall be obtained from the neighboring properties to the east and south west of this site. These easements shall run from the driveway entrances on the neighboring properties to the property limits. (Engineering, Environmental Utilities, Electric)
7. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)

8. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
9. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
10. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
11. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)
12. Prior to recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$175. (Engineering)

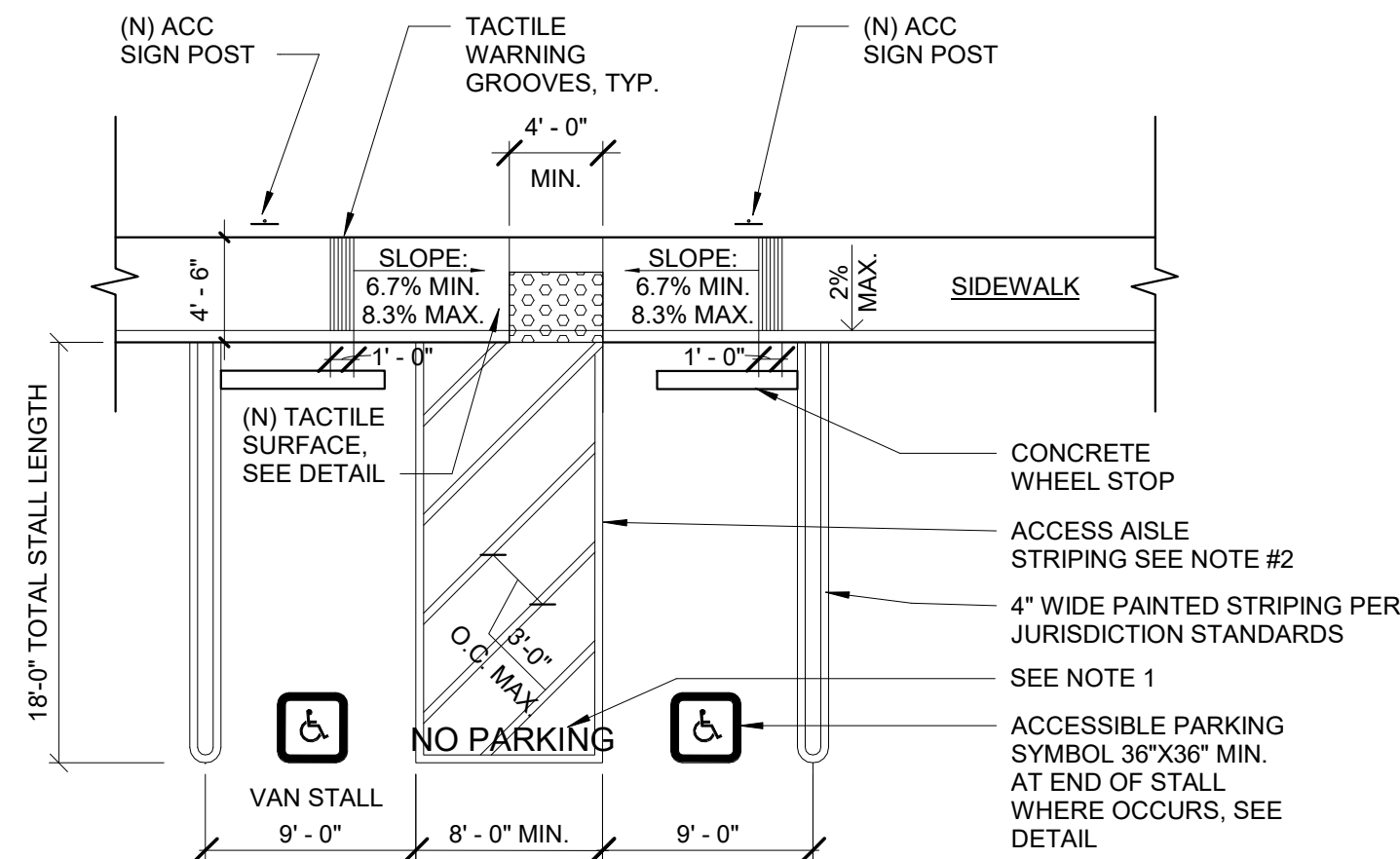
Exhibits

- A. Site Plan
- B. Demolition Plan
- C. Grading and Utility Plan
- D. Landscape Plan
- E. Photometric Plan
- F. Elevations (2 sheets)
- G. Floor Plan
- H. Roof Plans (2 sheets)
- I. Lot Line Adjustment

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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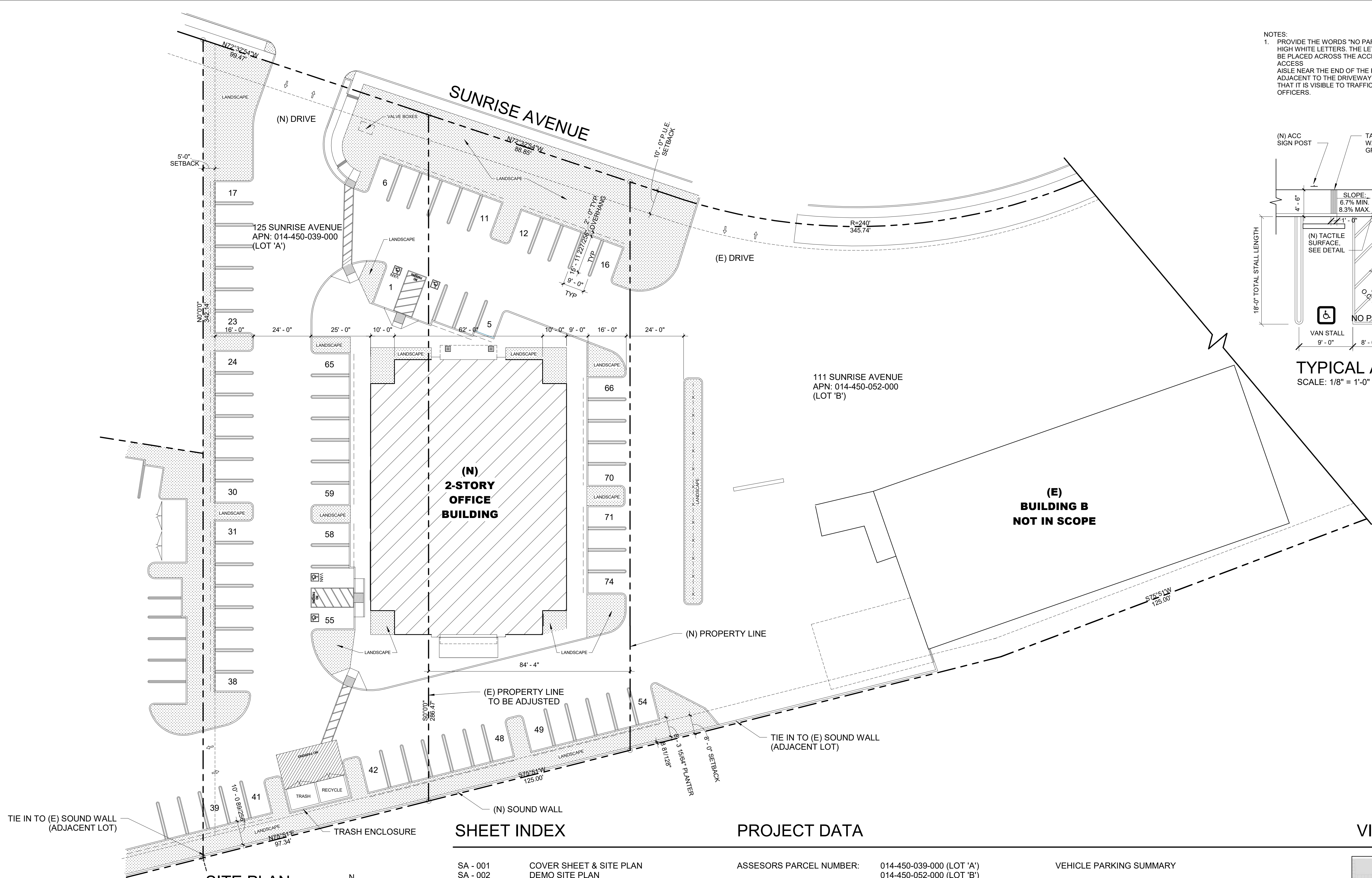
Exhibit A

1. PROVIDE THE WORDS "NO PARKING" IN 12" HIGH WHITE LETTERS. THE LETTERING SHALL BE PLACED ACROSS THE ACCESSIBLE ACCESSIBLE
2. THE ACCESSIBLE SIDE SHALL BE PAINTED WITH A 4" WIDE BLUE BORDER WITHIN THE BLUE BORDER 4" WIDE HATCHED LINES @ 36" O.C. MAX. SHALL BE PAINTED WITH A COLOR THAT CONTRASTS WITH THE SURROUNDING SURFACE - PREFERABLY BLUE OR WHITE.
3. PROVIDE A.C. PAVING OVERLAY OR GRINDING AS NEEDED TO ENSURE (E) PARKING STALL SLOPES ARE 2% OR LESS IN ALL DIRECTIONS.



TYPICAL ACC PARKING DETAIL

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



SHEET INDEX

SA - 001	COVER SHEET & SITE PLAN
SA - 002	DEMO SITE PLAN
SA - 101	1st & 2nd FLOOR PLANS
SA - 102	ROOF PLAN
SA - 201	BUILDING ELEVATIONS
SA - 202	COLOR ELEVATIONS
SA - 301	SECTIONS
LA	PRELIMINARY LANDSCAPE PLAN
2087-GD	PRELIMINARY GRADING & UTILITY PLAN
2087-PRE	PRE-CONSTRUCTION STORM DRAIN SHED MAP
2087-POST	POST-CONSTRUCTION STORM DRAIN SHED MAP
PH-001	LIGHTING PLAN & PHOTOMETRIC CALC'S

PROJECT DATA

ASSESORS PARCEL NUMBER:	014-450-039-000 (LOT 'A') 014-450-052-000 (LOT 'B')
ZONING:	LOT 'A' - CC (COMMUNITY COMMERCIAL) LOT 'B' - GC (GENERAL COMMERCIAL)
PARCEL AREAS (APPROX.):	(E) LOT 'A' 29,000 SQ. FT. (E) LOT 'B' 121,950 SQ. FT. (N) LOT 'A' 55,750 SQ. FT. (N) LOT 'B' 95,200 SQ. FT.
OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	VB
GROSS FLOOR AREA:	18,060 SQ. FT.

VEHICLE PARKING SUMMARY

BUILDING A: 14,650 SQ. FT. (NET LEASABLE AREA)
14,650/250 SQ. FT. = 59 STALLS REQ.

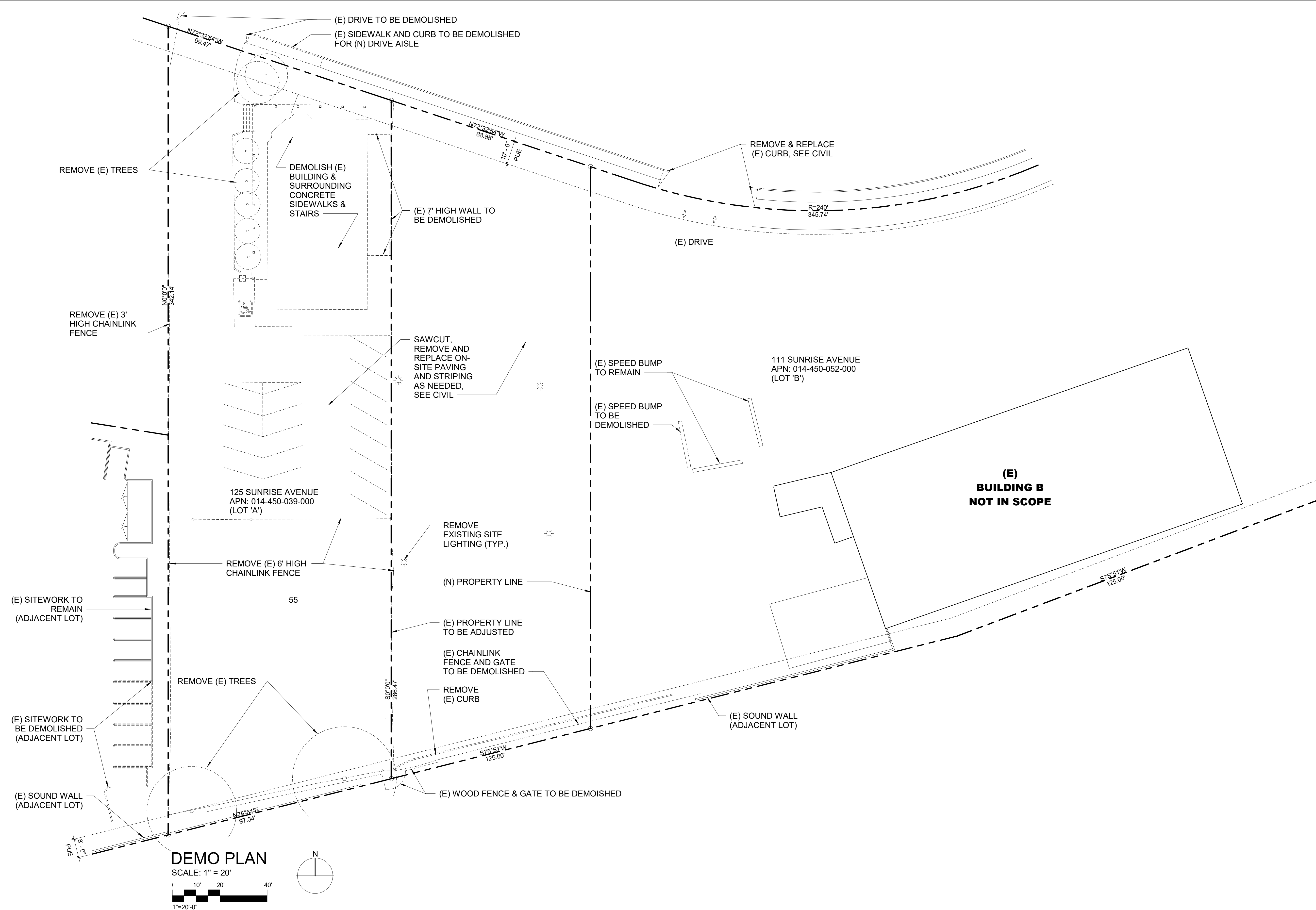
PARKING PROVIDED:

70 REGULAR STALLS
<u>2 ACC STALLS</u>
2 VAN ACC STALL
74 TOTAL STALLS

VICINITY MAP



Exhibit B



THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE ENGINEER'S DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.

2. ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.

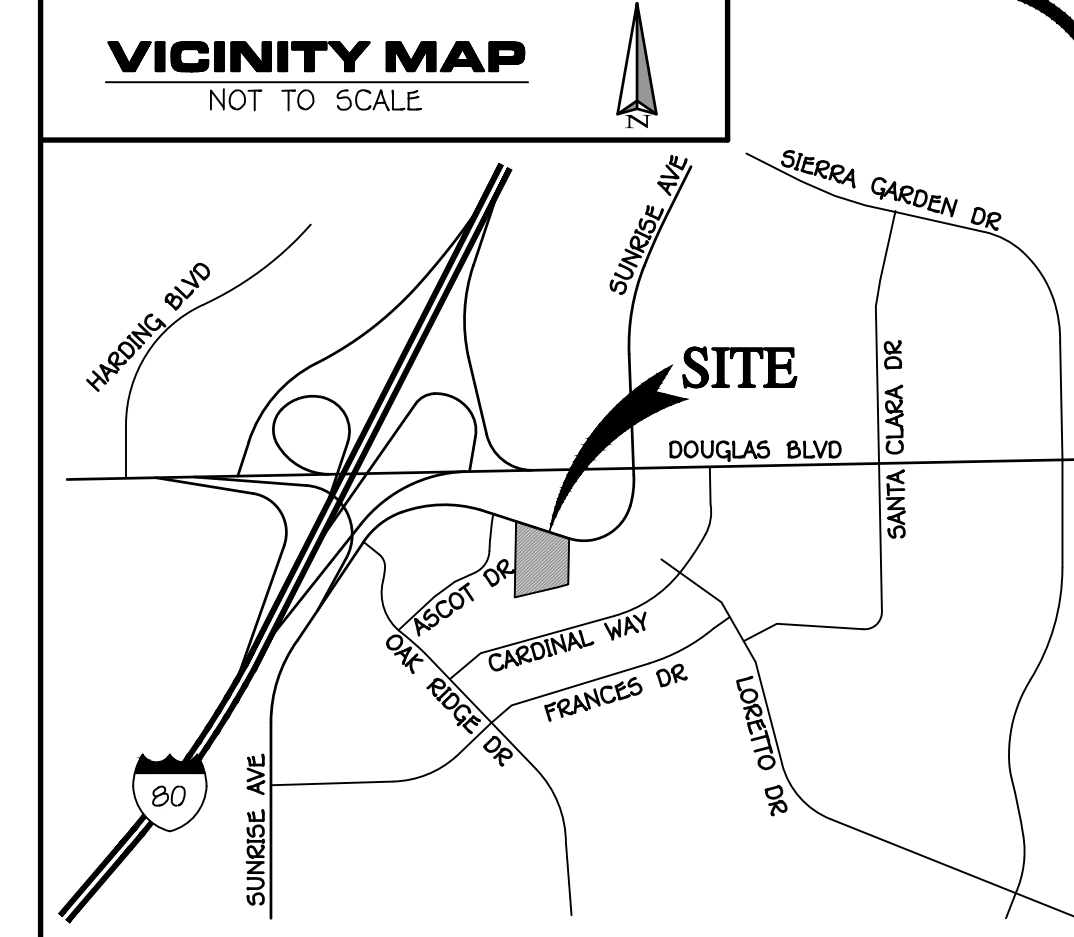
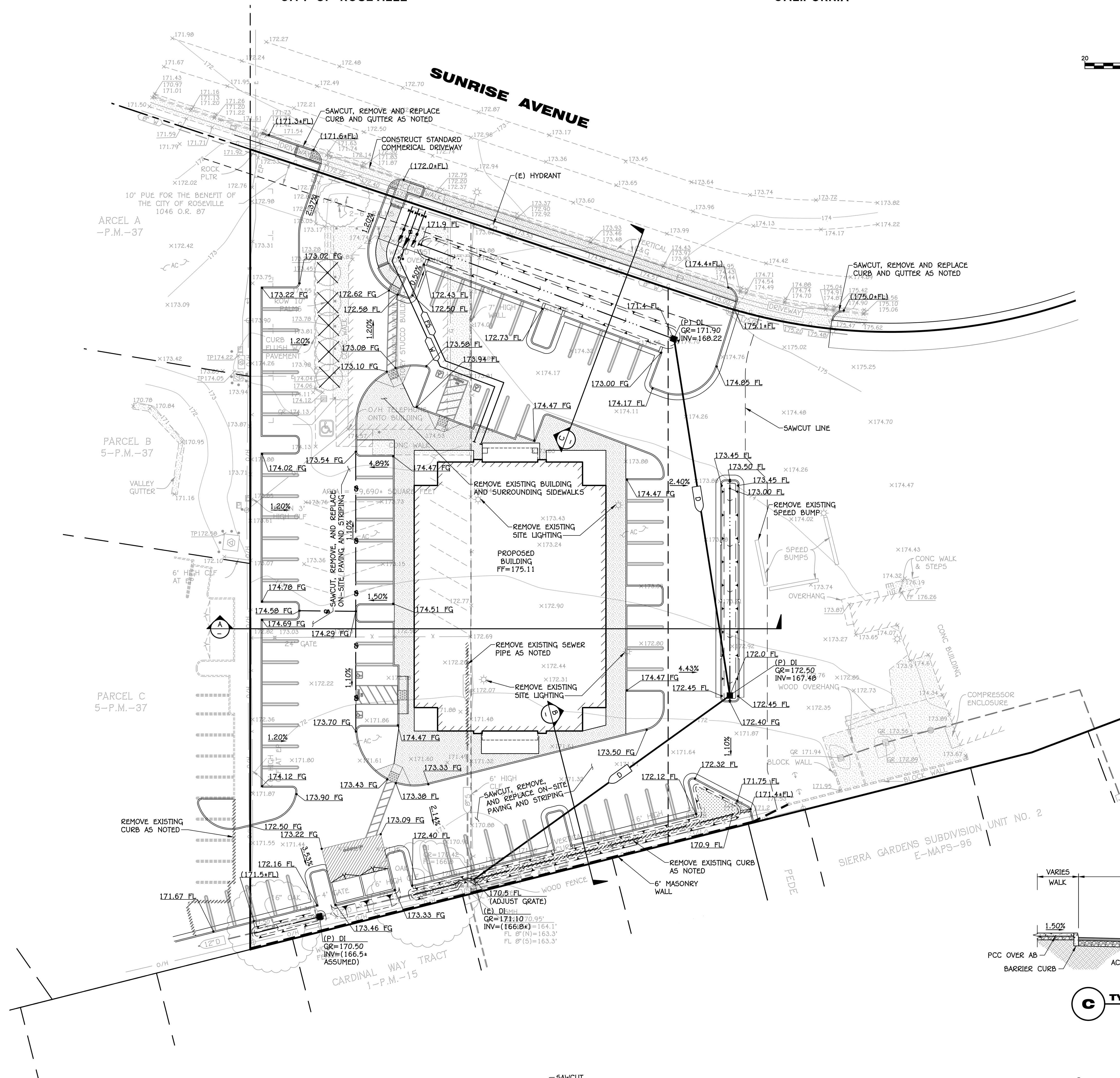
3. A RECIPROCAL PARKING AND ACCESS AGREEMENT WILL BE PROVIDED BETWEEN THE PARCELS.

4. ALL IMPROVEMENTS ARE TO CONFORM TO THE CITY OF ROSEVILLE STANDARDS AND NO DEVIATIONS FROM THOSE STANDARDS ARE PROPOSED.

5. EXISTING UTILITIES TO BE REMOVED AS NECESSARY TO ACCOMMODATE LOCATIONS OF PROPOSED BUILDINGS.

(P) PROPOSED	(E) EXISTING

CALIFORNIA



1' VARIES 3'-0" 1'

6" PONDING DEPTH

2'

1

Q

4" PERFORATED PVC UNDERDRAIN

AMENDED SOIL MIX

CLASS II AB

STORMWATER DRAINAGE PLANTER DETAIL

NTS

TYPICAL SECTION

NTS

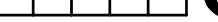
The diagram illustrates a typical cross-section of a road. From left to right, the components and dimensions are as follows:

- (P) BUILDING**: Located on the far left.
- WALK**: A paved area with a width of **VARIES 6'-21'**.
- DRIVE AISLE AND PARKING**: The main road surface, with a total width of **39'**.
- DRAINAGE PLANTER**: A raised area on the right side, with a width of **9'**.
- Dimensions and Slopes**:
 - A **1.50%** slope is indicated for the transition from the walk to the drive aisle.
 - A **2.1% - 3.3%** slope is indicated for the drive aisle and parking area.
 - Vertical dimensions on the right side of the drainage planter are **1'1"**, **3'**, and **1'**.
- Materials and Layers**:
 - PCC OVER AB** (Pervious Concrete over Aggregate Base) is shown under the walk.
 - BARRIER CURB** is located between the walk and the drive aisle.
 - AC OVER AB** (Asphalt Concrete over Aggregate Base) is the main surface layer for the drive aisle.
 - CURB & GUTTER** is located between the drive aisle and the drainage planter.
 - PLAN** is the base layer for the drainage planter.

B **TYPICAL SECTION**

NTS

PRELIMINARY GRADING AND UTILITY PLAN FOR:
SULLIVAN ADMINISTRATION OFFICE
125 SUNRISE AVENUE
JANUARY 02, 2018
REVISED JANUARY 31, 2018



**BURRELL
CONSULTING
GROUP, INC.**

1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-5000

1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898



PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY				SUBTOTAL	TOTAL
		FULL	3/4	1/2	1/4		
20' DIA. TREES							
CALLISTEMON CITRINUS	314 S.F.	0	0	6	1	1021 S.F.	
LAGERSTROEMIA INDICA	314 S.F.	0	0	0	2	157 S.F.	
20' TOTAL:							1178 S.F.
25' DIA. TREES							
LAURUS NOBILIS	490 S.F.	0	0	6	0	1470 S.F.	
25' TOTAL:							1470 S.F.
35' DIA. TREES							
PISTACHIA CHINENSIS	962 S.F.	4	0	0	4	4810 S.F.	
PLATANUS ACERIFOLIA	962 S.F.	1	0	0	2	1443 S.F.	
QUERCUS ILEX	962 S.F.	1	0	2	3	2646 S.F.	
35' TOTAL:							8899 S.F.
PARKING AREA:							19231 S.F.
SHADE REQUIRED: 50%							9615 S.F.
SHADE PROVIDED: 60%							11546 S.F.

PLANT LIST & LEGEND

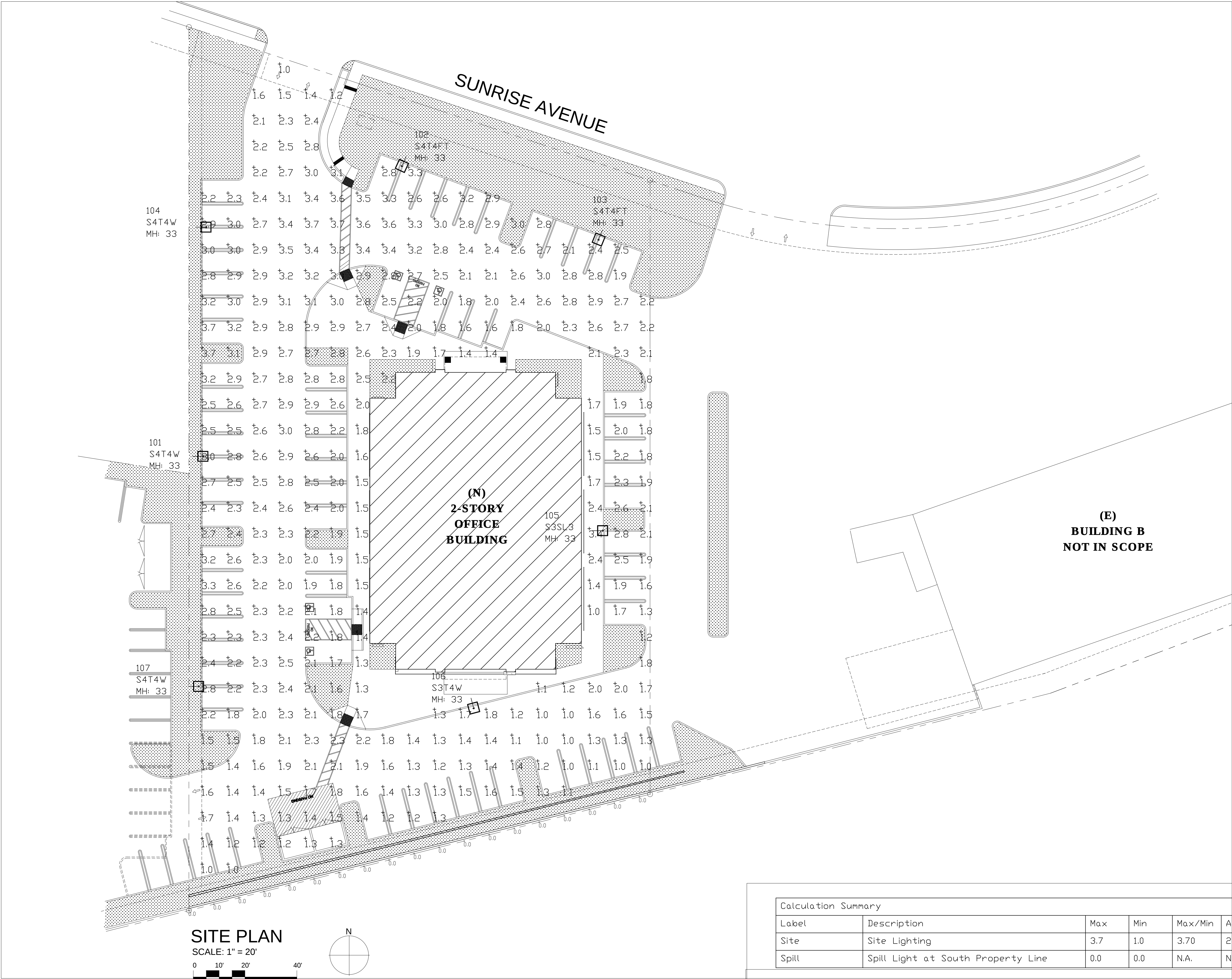
SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	W.U.C.O.L.B. IV WATER USE	REMARKS
	CALLISTEMON CITRINUS/LEMON BOTTLEBRUSH	15 GALLON	LOW	STANDARD
	LAGERSTROEMIA X. 'MUSKOGEE'/CAPE MYRTLE	15 GALLON	LOW	STANDARD
	LAURUS NOBILIS 'SARATOGA'/GRECIAN LAUREL	15 GALLON	LOW	
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON	LOW	
	PLATANUS A. 'YARWOOD'/LONDON PLANETREE	15 GALLON	MEDIUM	
	QUERCUS ILEX/HOLLY OAK	15 GALLON	LOW	LOW BRANCHED
	CAREX DIVULSA/EURASIAN GRAY SEDGE	LINER	LOW	15" O.C. AVG.
	SHRUB & GROUNDCOVER AREA:			
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	LOW	2' O.C. AVG.
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON	LOW	5' O.C. AVG.
	CALLISTEMON V. LITTLE JOHN/DWF. BOTTLE BRUSH	5 GALLON	LOW	5' O.C. AVG.
	COTONEASTER D. "LOWFAST"/PROSTRATE COTONEASTER	1 GALLON	LOW	3' O.C. AVG.
	DIETES X. 'NOLA ALBA'/FORTNIGHT LILY	2 GALLON	LOW	3' O.C. AVG.
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	LOW	2' O.C. AVG.
	JUNIPERUS SABINA 'BUFFALO'/PROSTRATE JUNIPER	1 GALLON	LOW	3' O.C. AVG.
	LANTANA MONTEVIDENSIS/LANTANA	5 GALLON	LOW	4' O.C. AVG.
	LIPPIA NODIFLORA L. 'KURAPIA'/KURAPIA	PLUGS	LOW	18" O.C. TRIANG.
	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON	LOW	5' O.C. AVG.
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	LOW	3' O.C. AVG.
	NASSELLA TENUISSIMA/MEXICAN FEATHER GRASS	1 GALLON	LOW	2' O.C. AVG.
	PHORMIUM TENAX "ATROPURPUREUM"/PURPLE FLAX	5 GALLON	LOW	5' O.C. AVG.
	PRUNUS CAROLINIANA "BRIGHT-N-TIGHT"/CAROLINA CHERRY	5 GALLON	LOW	5' O.C. AVG.
	ROSA X. 'FLOWER CARPET WHITE'/LANDSCAPE ROSE	1 GALLON	MEDIUM	3' O.C. AVG.
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	LOW	2' O.C. AVG.

LANDSCAPE PLAN
SCALE: 1" = 20'
0 10' 20' 40'
1"=20'-0"

Garth Ruffner Landscape Architect (916) 797-2576
4120 Douglas Blvd., Suite 306, #301, Roseville, CA 95746-5936
GarthRuffner.com California R.L.A. #2808

SULLIVAN ADMINISTRATION BUILDING PRELIMINARY LANDSCAPE PLAN





Calculation Summary					
Label	Description	Max	Min	Max/Min	Avg
Site	Site Lighting	3.7	1.0	3.70	2.19
Spill	Spill Light at South Property Line	0.0	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Label	Arrangement	LLF	Lum. Watts	Qty	Description
	S3SL3	SINGLE	0.850	166	1	McGraw-Edison GLEON-AF-03-LED-E1-SL3 - 30' Pole on 3' Base
	S3T4W	SINGLE	0.850	166	1	McGraw-Edison GLEON-AF-03-LED-E1-T4W - 30' Pole on 3' Base
	S4T4W	SINGLE	0.850	225	3	McGraw-Edison GLEON-AF-04-LED-E1-T4W - 30' Pole on 3' Base
	S4T4FT	SINGLE	0.850	225	2	McGraw-Edison GLEON-AF-04-LED-E1-T4FT - 30' Pole on 3' Base

FIXTURE KEY

100 S4T4W MH: 33
FIXTURE NUMBER FOR REFERENCE
FIXTURE TYPE - SEE SCHEDULE
MOUNTING HEIGHT OF LIGHT SOURCE
EQUAL TO POLE HEIGHT PLUS BASE

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

McGraw-Edison

Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (v. 2700K CCT 70 CRI, Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

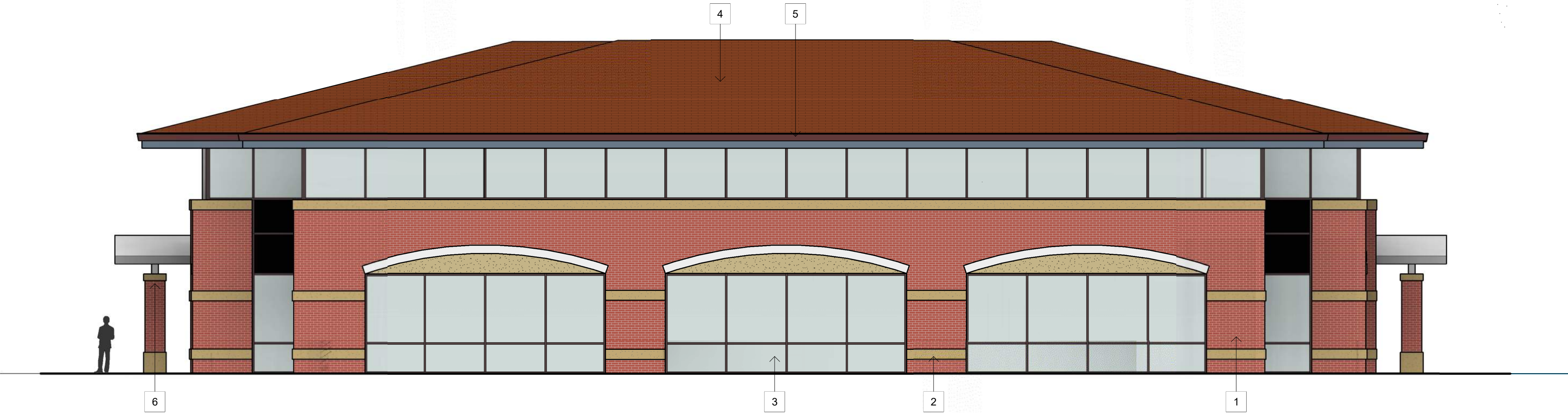
GLEON GALLEON LED

CERTIFICATION DATA
UL-Listed, Wet Location Listed
ISO 9001
EMC / LVD Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

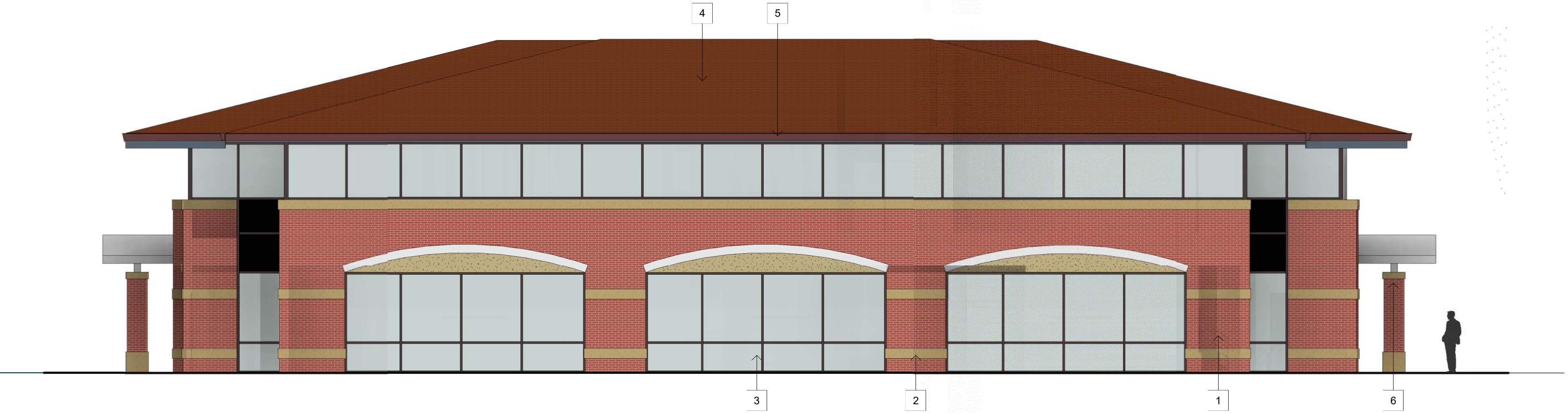
ENERGY DATA
Electronic LED Driver
v0.9 Power Factor
≤20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
40°C Min. Temperature
40°C Max. Temperature
55°C Max. Temperature (HA Option)

www.designlights.org

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2016-09-08 15:31:55



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



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



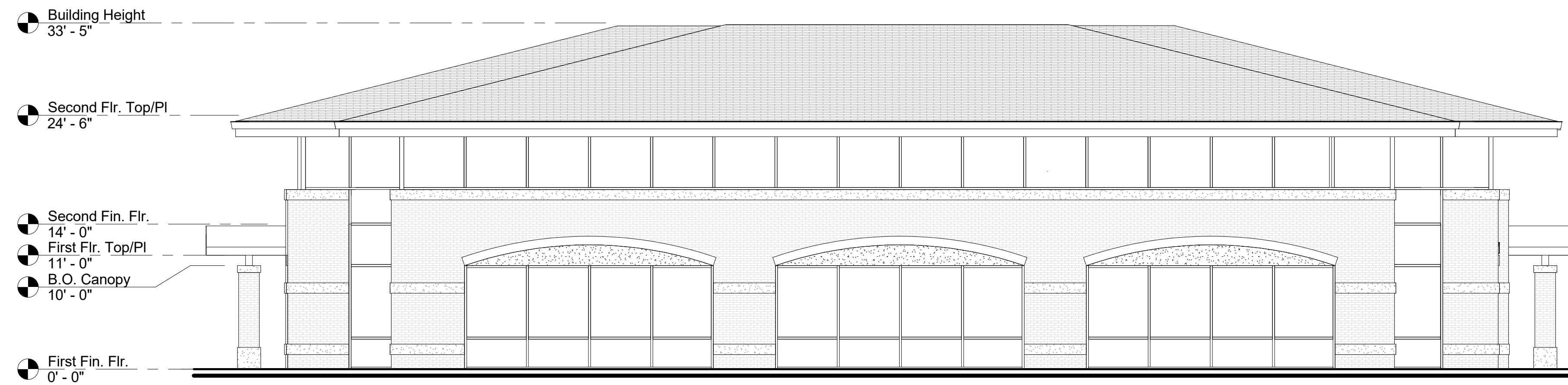
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

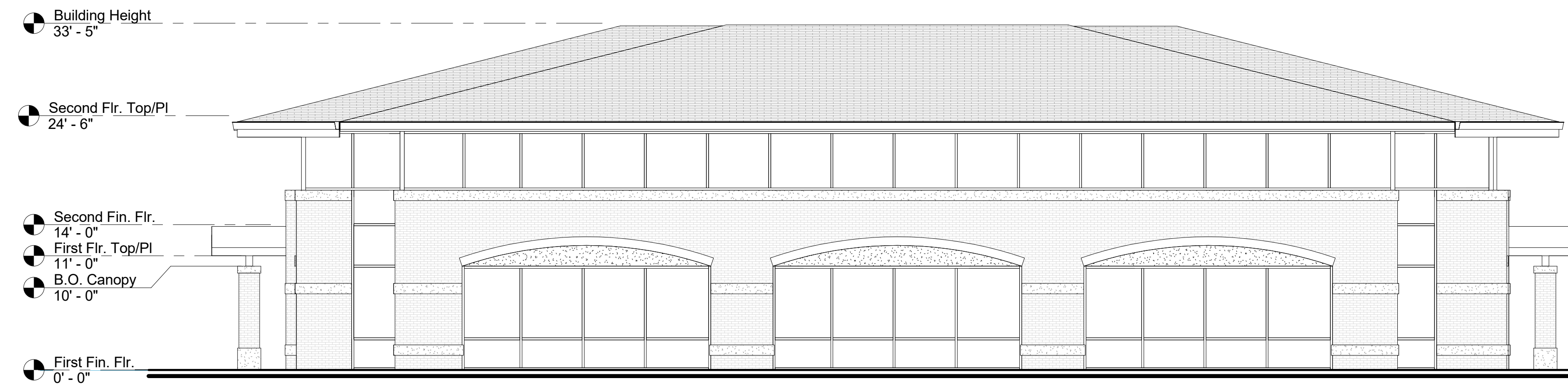
KEYNOTES

- 1 BRICK VENEER
H.C. MUDDOX #1230
"MOUNTAIN ROSE"
- 2 ROUGH HEWN SANDSTONE VENEER
- 3 ALUMINUM STOREFRONT SYSTEM
"SOLAR GRAY" - GLAZING
"GREYLIGHT" - SPANDREL
"MILGARD BRONZE ALUMINUM" - FRAME
- 4 CEMENT TILE ROOFING
MONIER #6268
"MOCHA BLEND"
- 5 METAL GUTTER OVER FASCIA
ICI #163
"COACH LAMP COPPER"
- 6 PAINTED STEEL POST
DUNN-EDWARDS
DET455 "COPPER MINING"
- 7 BACKLIT SIGNAGE
- 8 PAINTED ADDRESS LETTERS
- 9 PAINTED SOFFIT
SHERWIN-WILLIAMS
SW-7036 "ACCESSIBLE BEIGE"



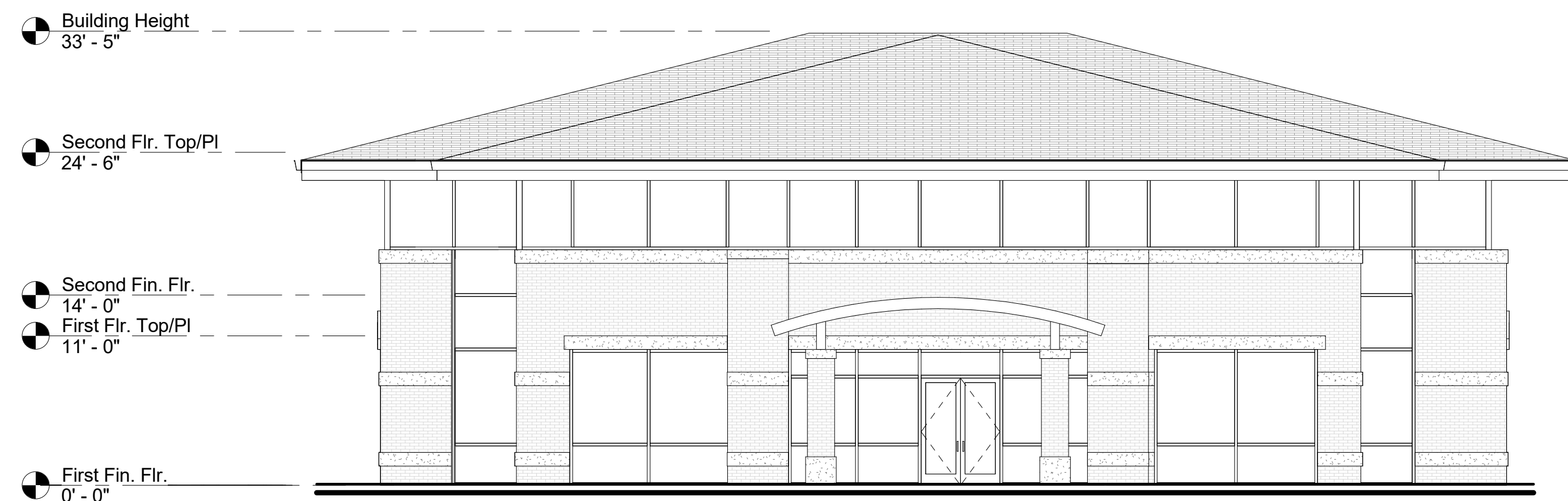
WEST ELEVATION

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



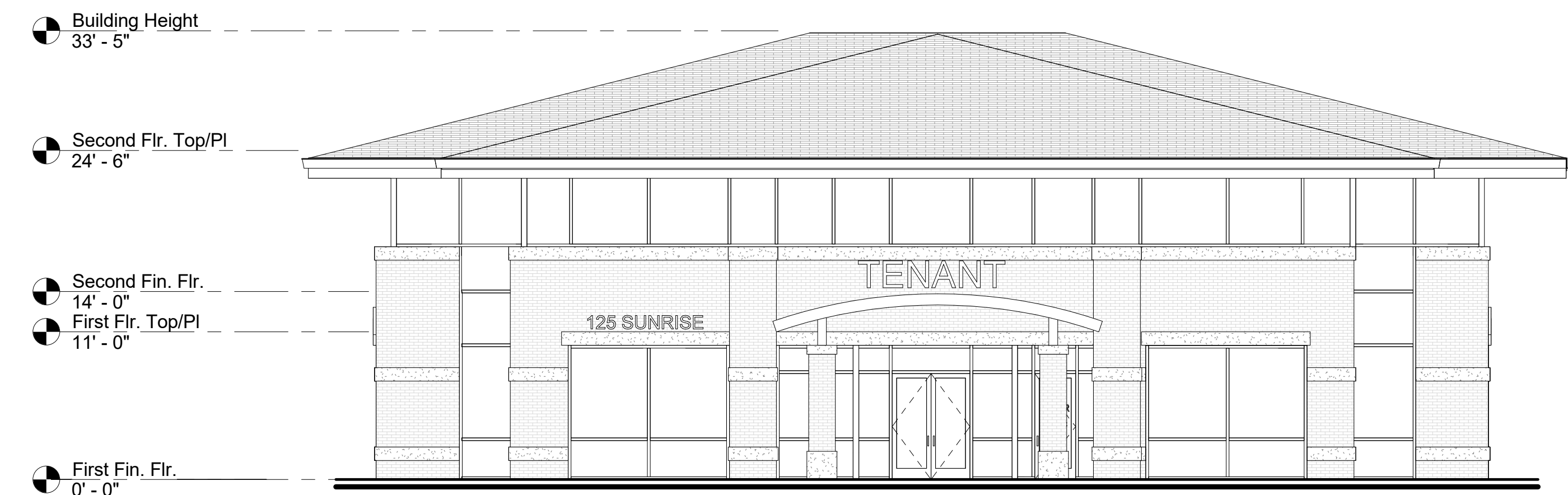
EAST ELEVATION

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



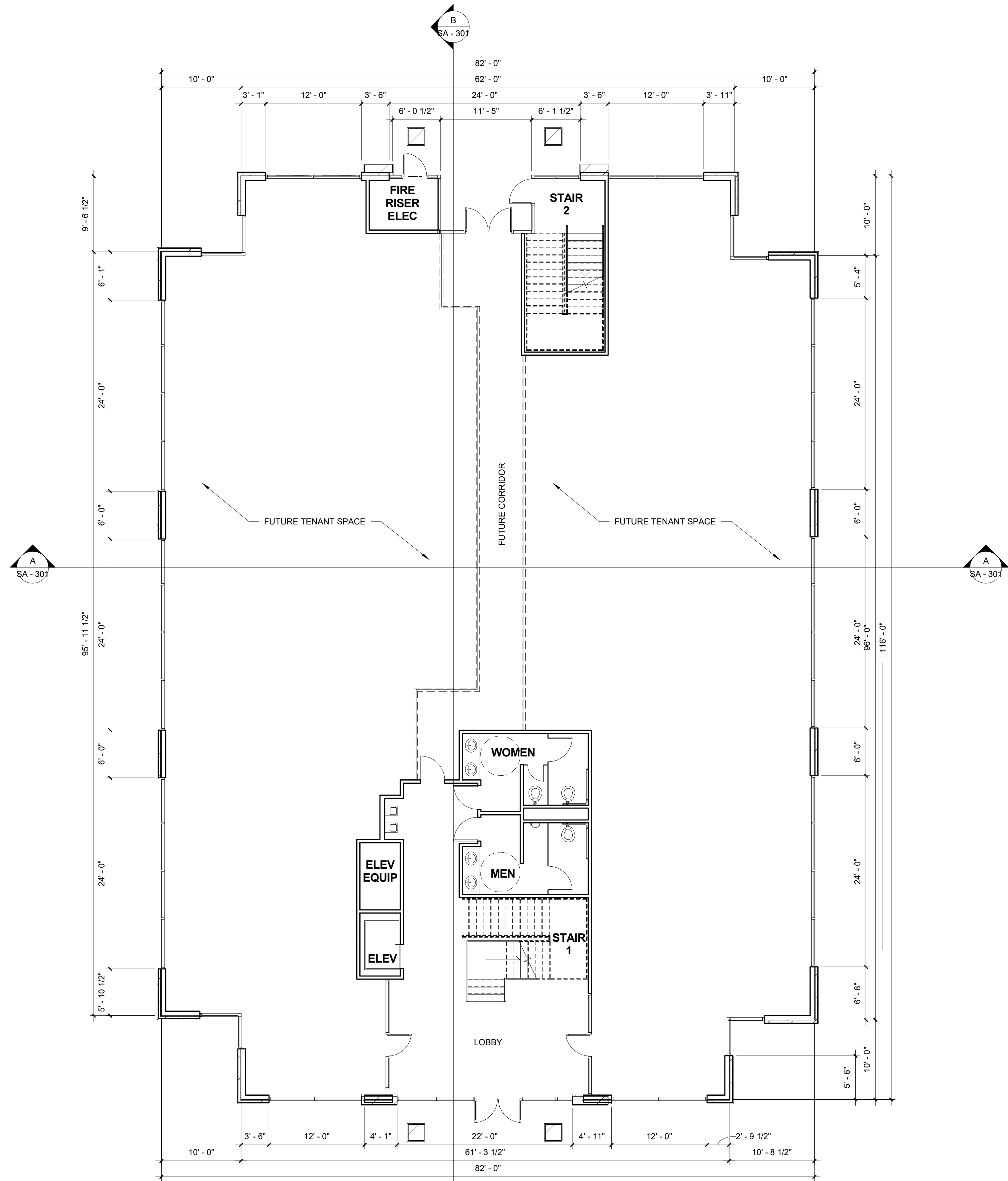
NORTH ELEVATION

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

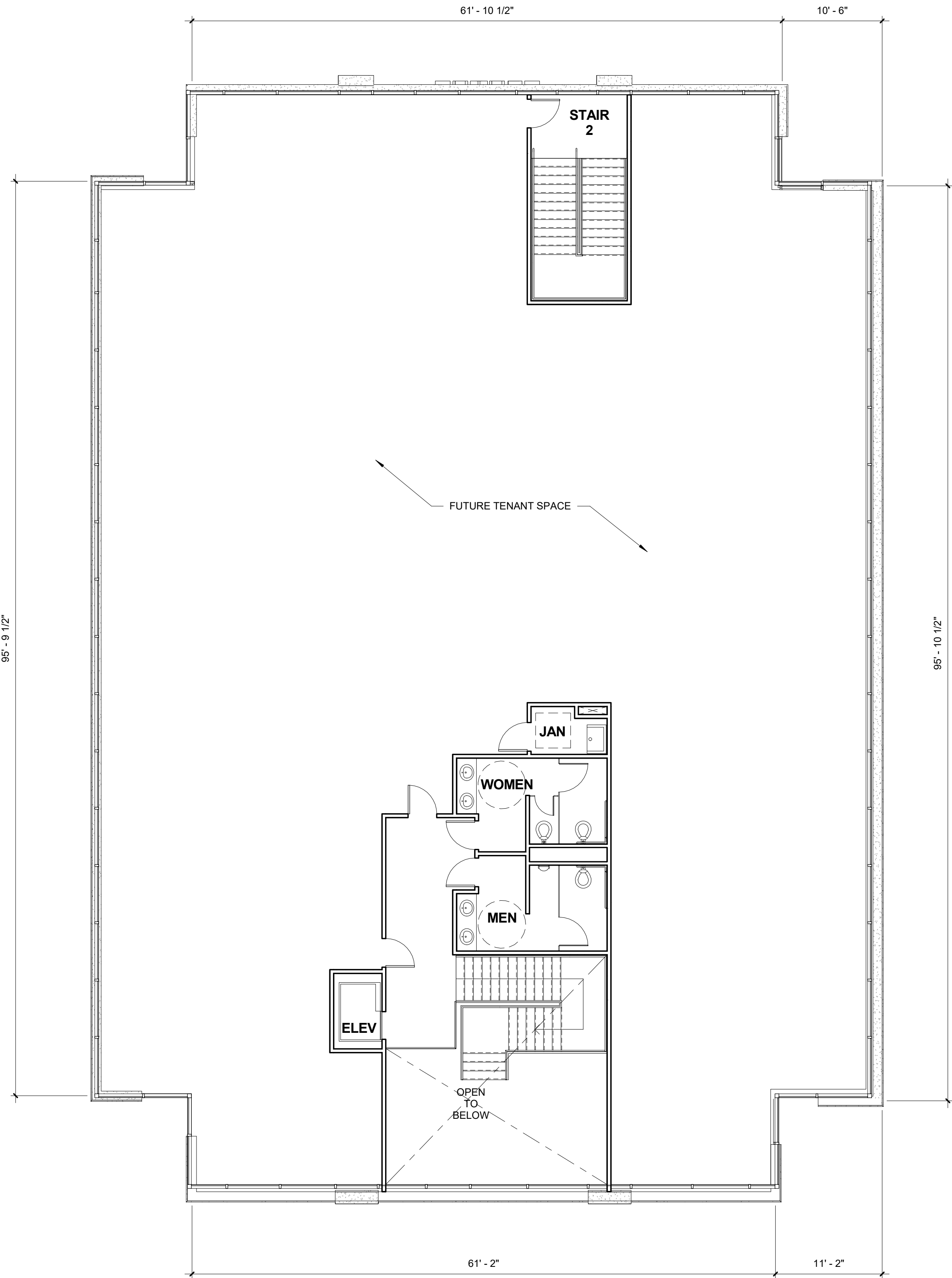


SOUTH ELEVATION

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



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



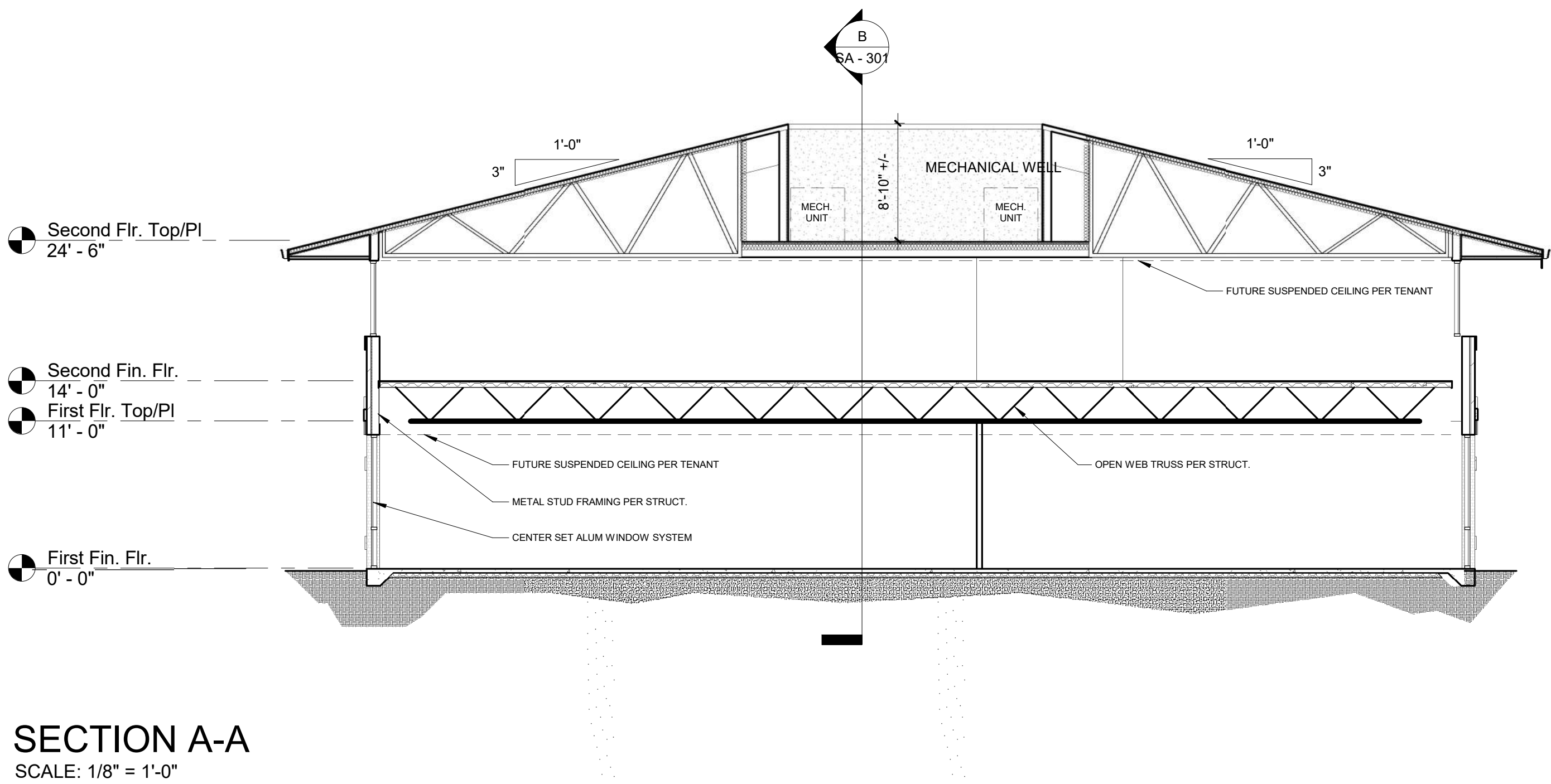
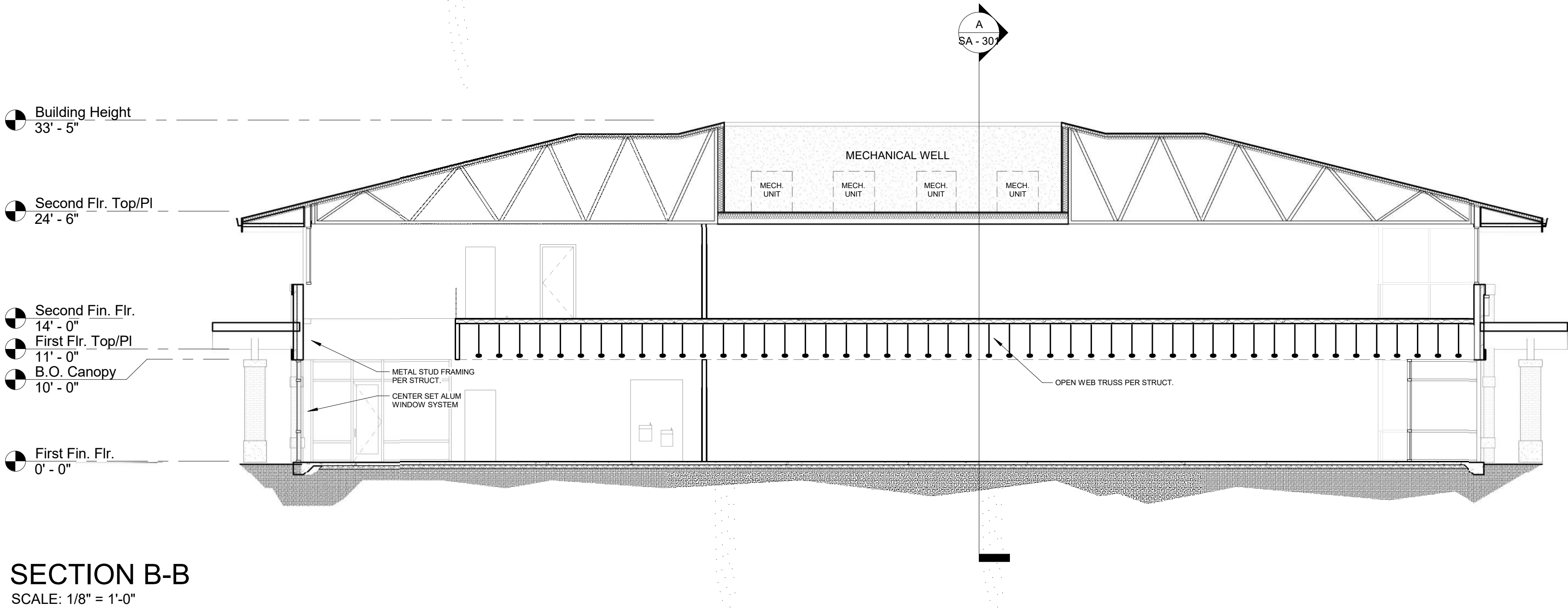
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

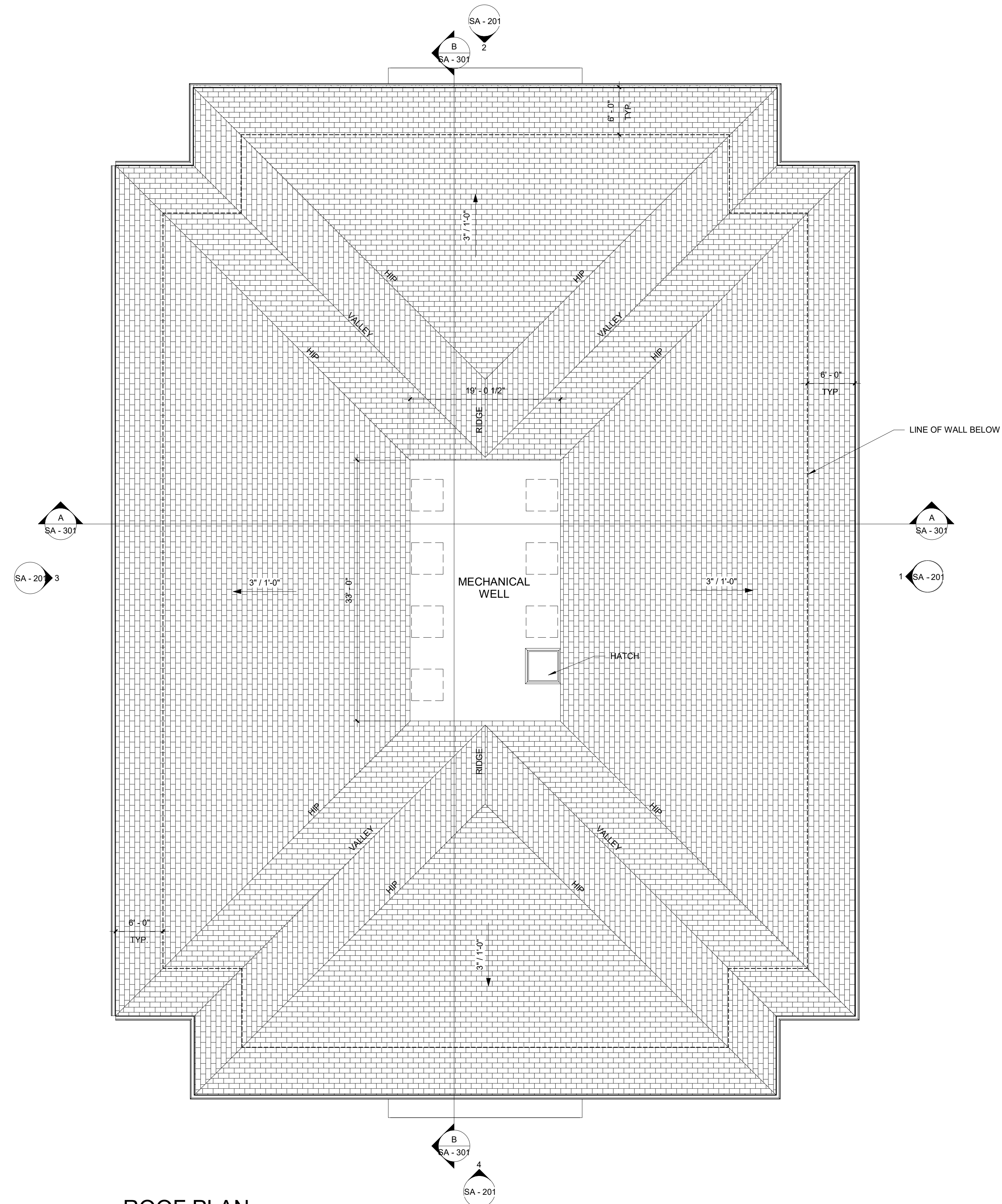
LOAD FACTORS (W/ CORRIDOR)

1ST FLR COMMON AREA =	1,730 S.F. (19.1%)
1ST FLR LEASABLE AREA =	7,300 S.F. (80.9%)
2ND FLR COMMON AREA =	1,680 S.F. (18.6%)
2ND FLR LEASABLE AREA =	7,350 S.F. (81.4%)

LOAD FACTORS (W/O CORRIDOR)

1ST FLR COMMON AREA =	1,252 S.F. (13.9%)
1ST FLR LEASABLE AREA =	7,778 S.F. (86.1%)
2ND FLR COMMON AREA =	1,232 S.F. (13.6%)
2ND FLR LEASABLE AREA =	7,768 S.F. (86.4%)





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

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