



DESIGN REVIEW BOARD

May 10, 2022



DRB21-01257

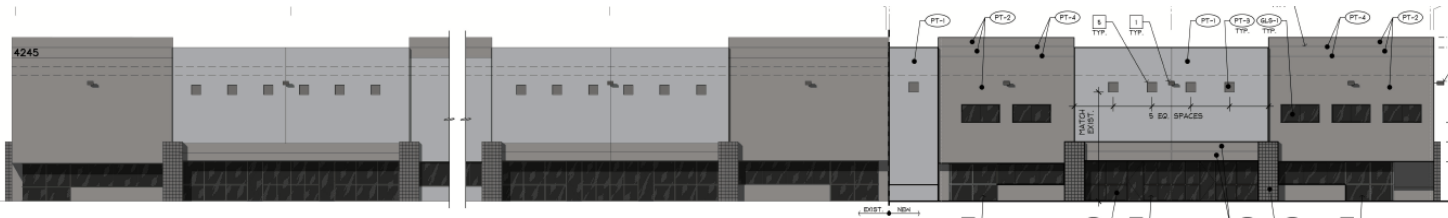


Request

- Design Review

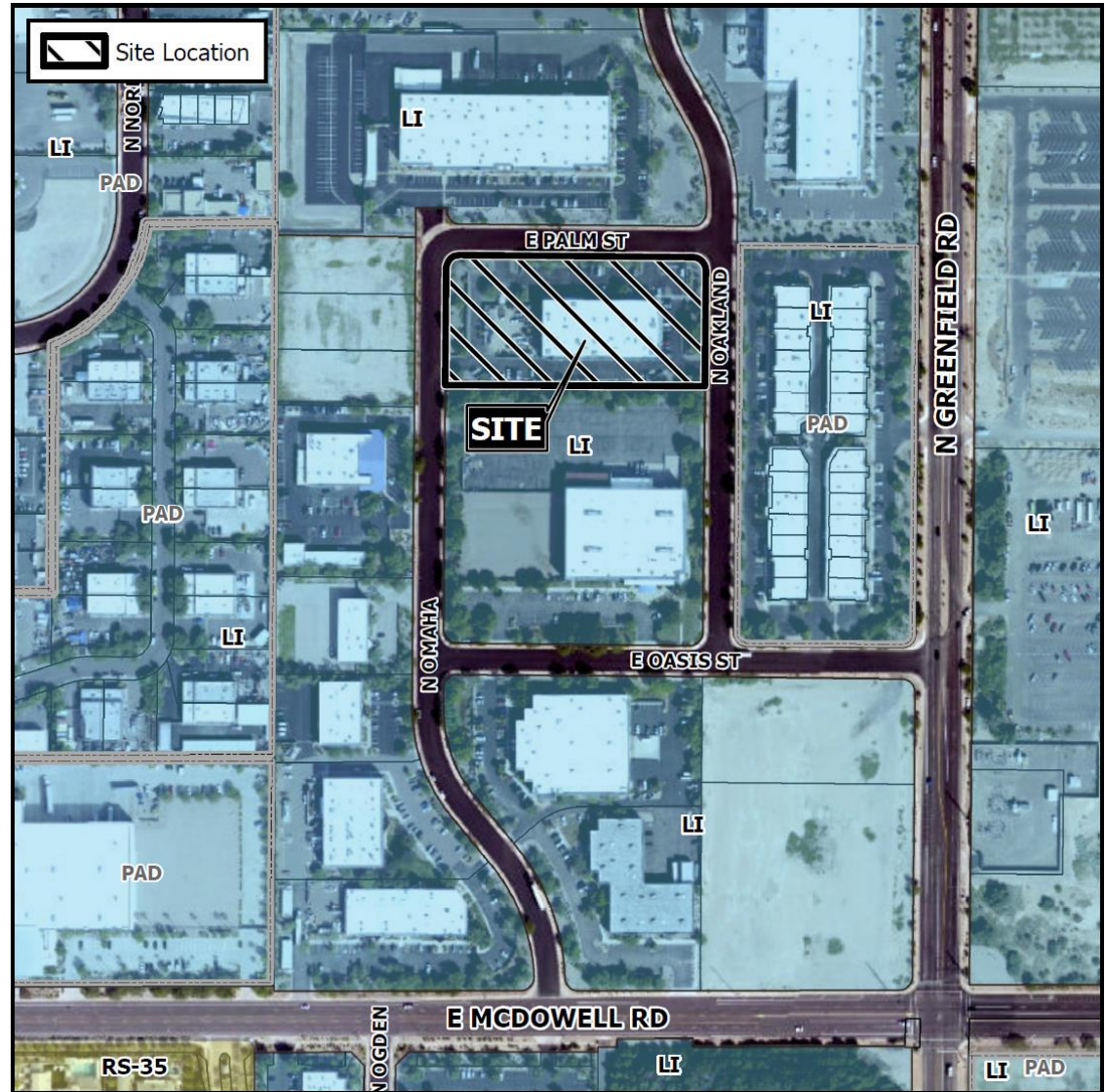
Purpose

- To allow for a building expansion at an existing industrial development



Location

- West of Greenfield Road
- North of McDowell Road
- Within an existing industrial park



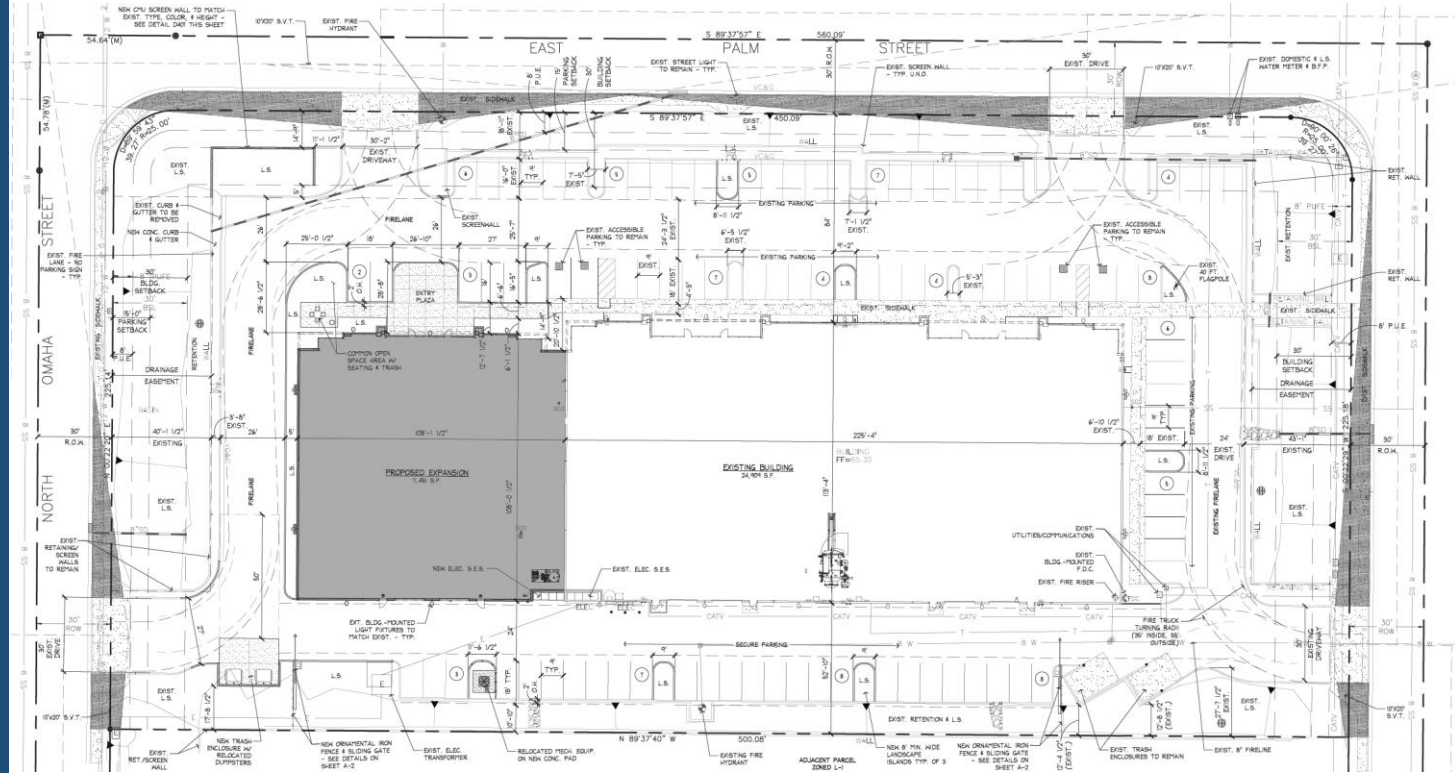
Site Photo



View of existing building from corner of Omaha and Palm Street

Site Plan

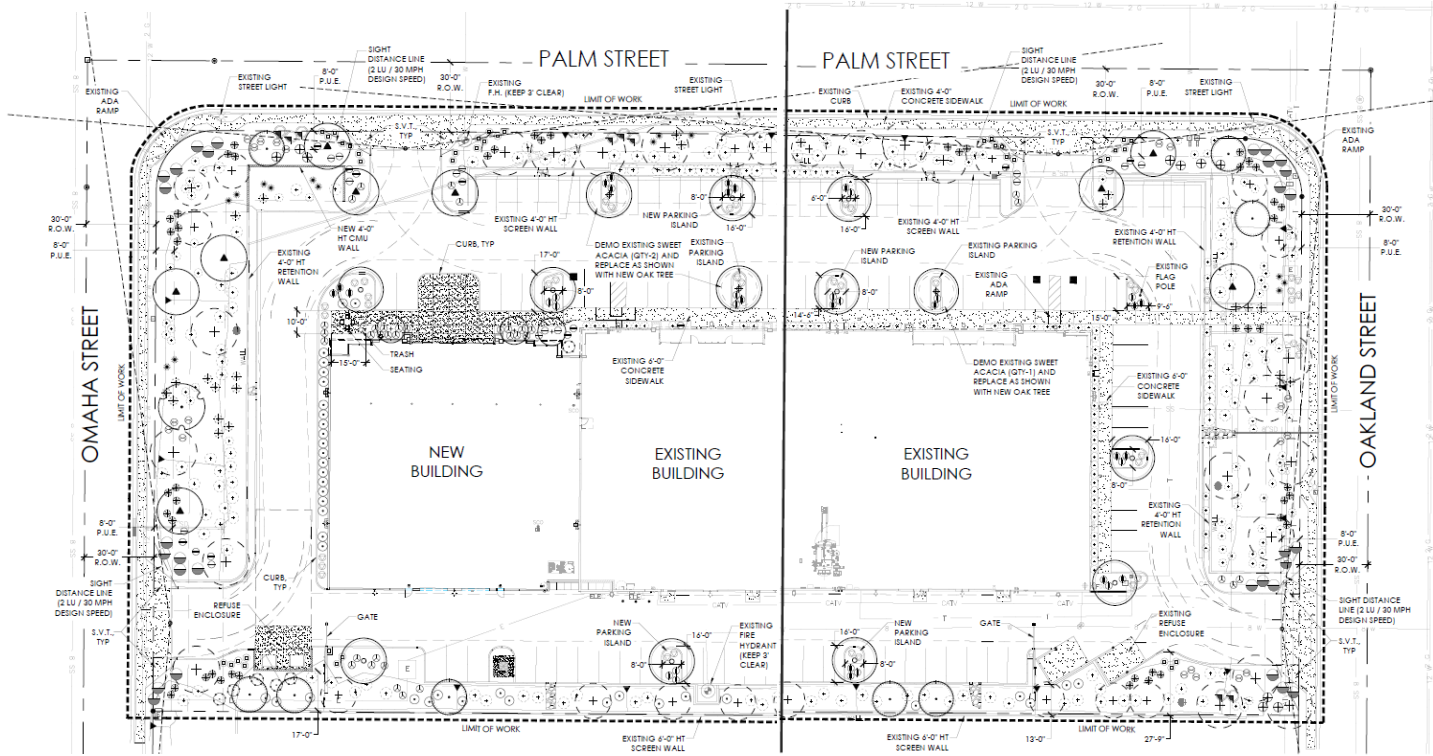
- 11,451 square foot addition
- Screened storage yard south of building
- Outdoor amenity space and entry Plaza
- SCIP and Site Plan Review



Landscape Plan

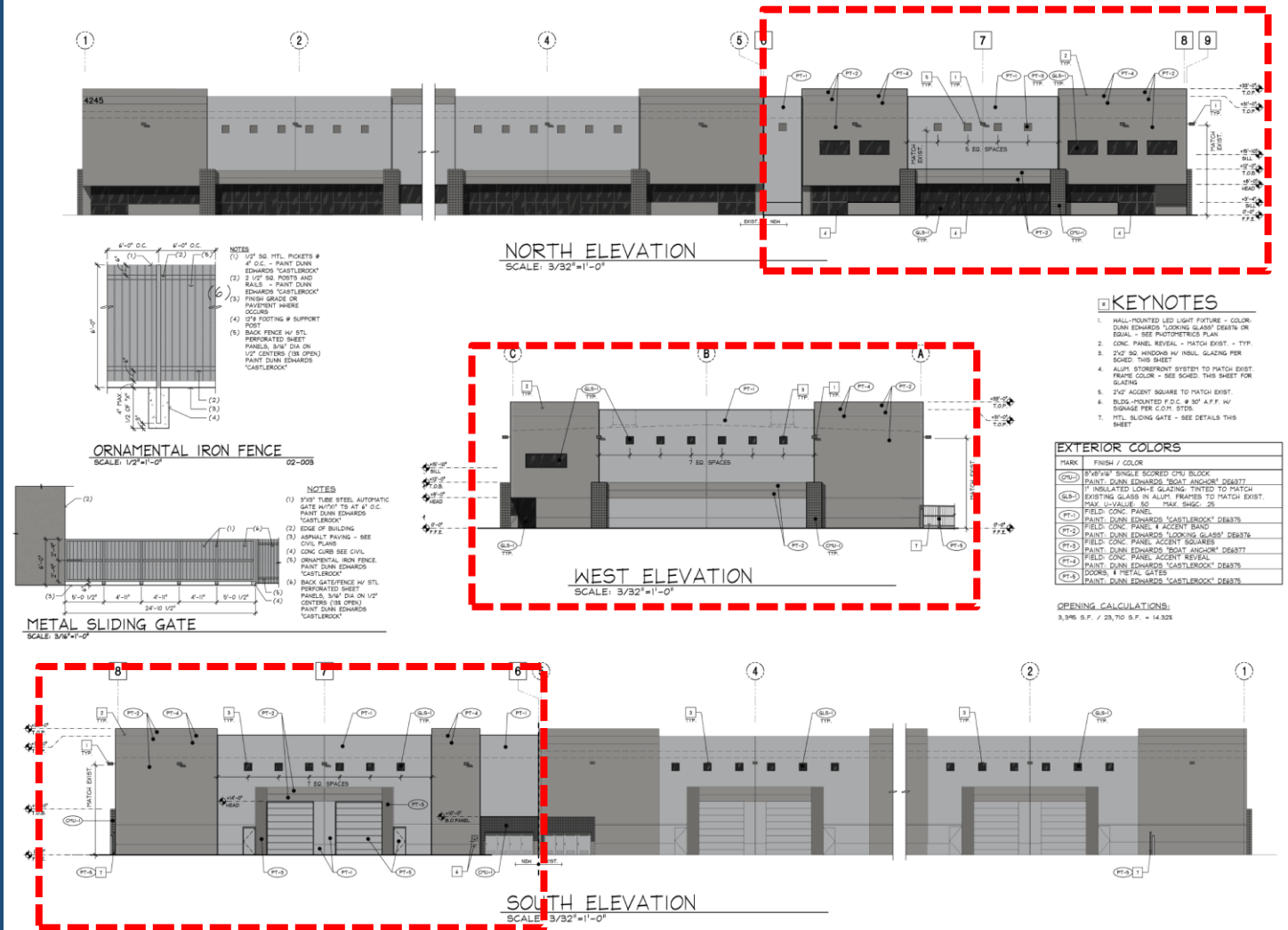
PLANT SCHEDULE

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE	PRESERVE IN PLACE	PER PLAN
EXISTING ACCENT	PRESERVE IN PLACE	PER PLAN
EXISTING SHRUB	PRESERVE IN PLACE	PER PLAN
TREES	SIZE / REMARKS	QTY
ACACIA ANEURA	24" BOX / STANDARD TRUNK, MATCHED	8
QUERCUS VIRGINIANA LIVE OAK	24" BOX / STANDARD TRUNK, MATCHED	13
CERCIDIUM PRAECOX PALO BREA	24" BOX / MULTI-TRUNK, MATCHED	1
PISTACIA LENTISCUS MASTIC TREE	24" BOX / LOW BREAK TRUNK, MATCHED	3
PROSOPIS CHILBENSIS CHILEAN MESQUITE	24" BOX, MULTI-TRUNK, MATCHED	9
SHRUBS		
CASALPINITIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	6
CALLIANDRA CALIFORNIICA FAIRY DUSTER	5 GAL	10
OLEA MONTRA 'LITTLE OLIVE' DWARF FRUITLESS OLIVE	5 GAL	37
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	39
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	5 GAL	20
RUELLIA BRITTONIANA BRITISH RUELLIA	5 GAL	27
ACCENTS		
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	35
DASYLIRION WHEELERI DESERT SPOON	5 GAL	14
MUNILEIBESDIA CAPILLARIS REGALIST DEER GRASS	5 GAL	46
GROUND COVER		
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET ACACIA	5 GAL	8
BRYOPHILA GLABRA 'MIDNIGHT GOLD' OUTBACK SUNRISE EMU	1 GAL	30
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	37
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	3 GAL	42
INERT MATERIALS		
D.G. DECOMPOSED GRANITE MATCH EXISTING COLOR	1/2" SCREENED 2" MIN DEPTH	ALL NEW L/S AREAS



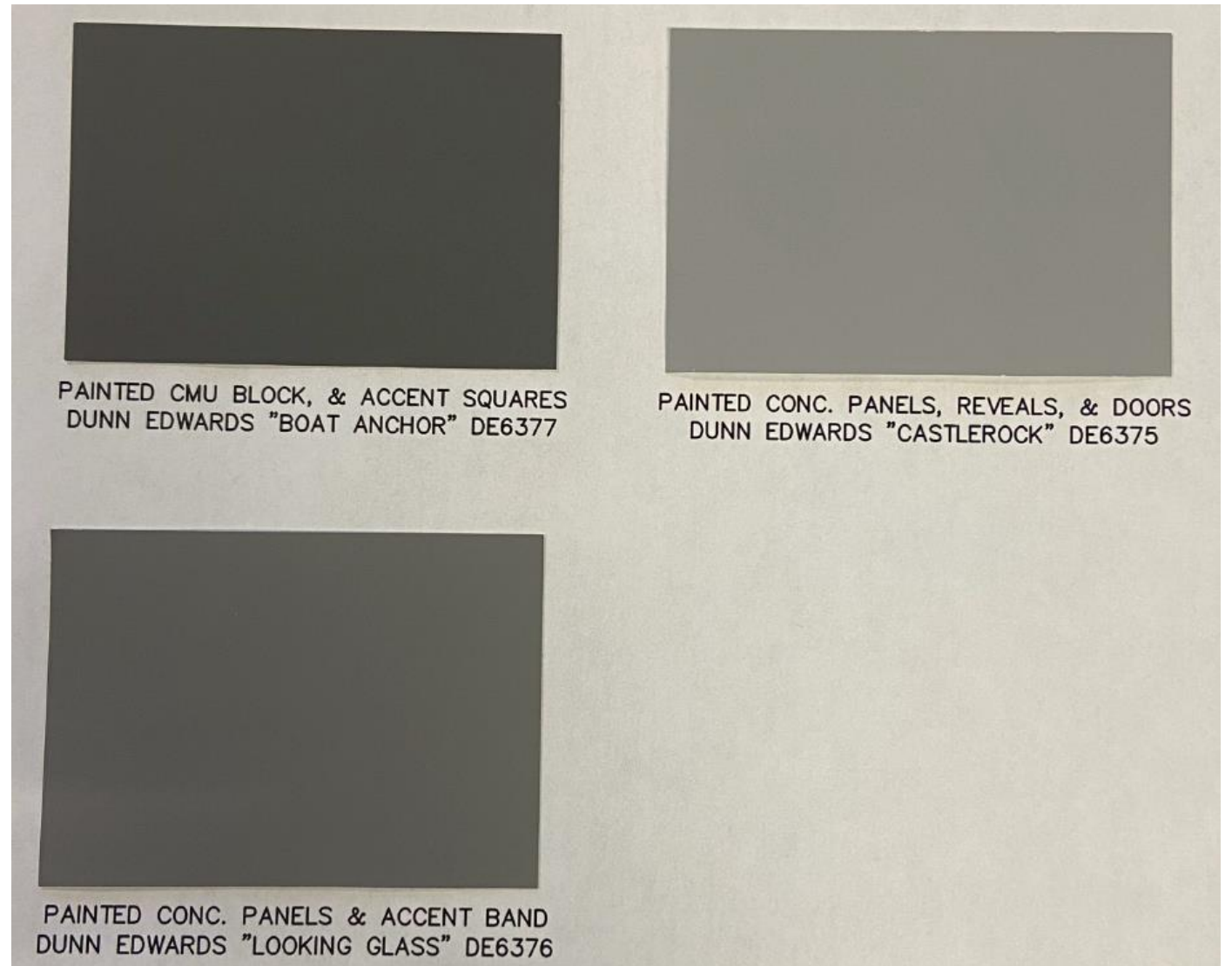
Elevations

- 3 different Materials
 - CMU, concrete panels, and glazing
- Alternative Compliance
 - Material usage on North, South, and West Elevation

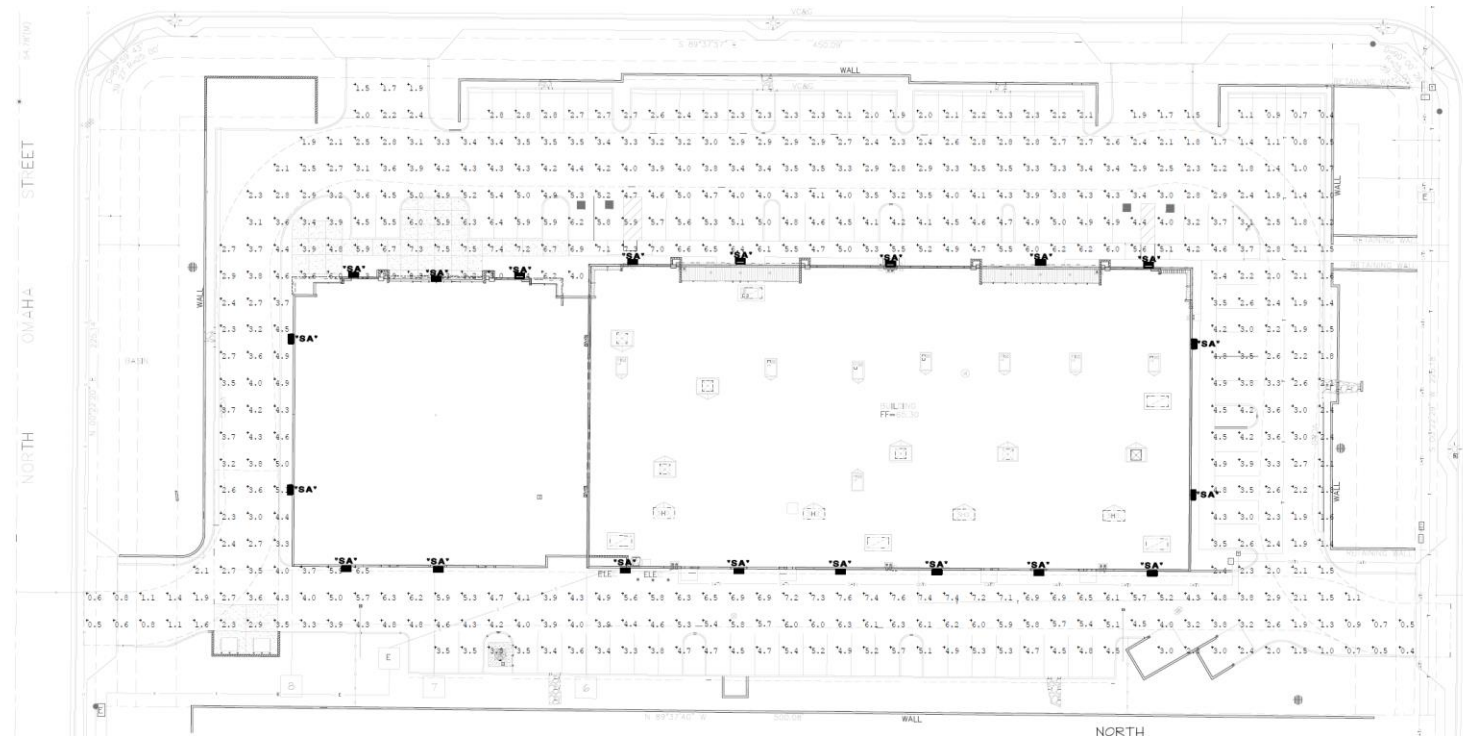


Color/Material Board

- 3 different Materials
 - CMU, concrete panels, and glazing
- Alternative Compliance
 - Material usage on North, South, and West Elevation



Lighting



ELECTRICAL PHOTOMETRICS PLAN - PRE-CURFEW

SCALE: 1"=20'-0"



Luminaire Schedule								
Tag	Symbol	Qty	[MANUFAC]	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
SA	■	20	U.S. ARCHITECTURAL LIGHTING	LUM-PLED-IV-FT-80LED-700mA-NW	Single	0.920	20452	173.6

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Object_1_Planar	Illuminance	Fc	3.80	8.3	0.4	9.50	20.75	

SOLID STATE AREA LIGHTING

LUM SERIES-PLED

SPECIFICATIONS

HOUSING

Heavy cast low copper aluminum assembly (A360 alloy, <0.4% copper). Housing attaches to pole via a one piece extruded aluminum arm with centering guides for internal draw bolts. Housing/pole junction is gasketed. All exposed hardware is stainless steel. Internal protected hardware is electro-zinc plated.

PLED OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP60 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED reflectors produce standard street lighting distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS

Constant current electronic with a power factor of > 90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz, (0 - 10V) dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

MOUNTINGS

Arm - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

Wall - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on a substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

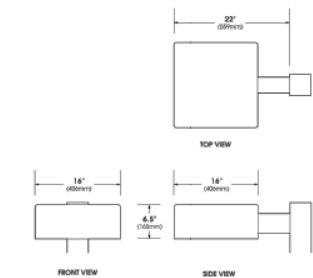
PROJECT NAME:

FIXTURE TYPE: 'SA'



LUM PLED

PATENT PENDING



2021092

U.S. Architectural Lighting

480 West Avenue (2) Hayward, CA 94601
Phone (415) 333-0800 Fax (415) 333-0801
www.usalighting.com



U.S. ARCHITECTURAL LIGHTING

PRELIMINARY
NOT FOR CONSTRUCTION

Alternative Compliance

No more than 50% of façade may be covered in one material

North Elevation

Total Area = 3,473 s.f.

Storefront / window = 449 s.f. = 12.9%

CMU = 96 s.f. = 2.7%

Concrete Wall Panel = 2,928 s.f. = 84.3%

West Elevation

Total Area = 3,451 s.f.

Storefront / window = 117 s.f. = 3.3%

CMU = 96 s.f. = 2.7%

Concrete Wall Panel = 3,238 s.f. = 93.8%

South Elevation

Total Area = 3,449 s.f.

Storefront / window = 24 s.f. = 0.6%

CMU = 127 s.f. = 3.6%

Doors = 393 s.f. = 11.3%

Concrete Wall Panel = 2,905 s.f. = 84.2%

Summary

Findings

- Staff is seeking your review and recommendation on the proposed elevations
- Staff welcomes any feedback



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