



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 07/15/15

DATE: June 23, 2015

File : AR 15-08

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)  
Community Development Department

RE: West Sacramento Avenue Apartments - 1217 W. Sacramento Avenue  
APN 043-260-004

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## RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

### Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-08 (West Sacramento Avenue Apartments), subject to the recommended conditions.

## BACKGROUND

The applicant proposes to construct 32 apartment units on a 1.6-acre undeveloped site located on the south side of West Sacramento Avenue, approximately 1,000 feet west of Nord Avenue/State Route 32 (see **Attachment A**, Vicinity Map, **Attachment B**, Aerial Photo, and **Attachment C**, Architect's Project Description). Currently unincorporated, the site abuts city limits on two sides and annexation proceedings have been initiated with the Local Agency Formation Commission (LAFCo).

The site is designated Medium-High Density Residential by the Chico General Plan and is pre-zoned R3 (Medium-High Density Residential). Upon annexation, the City's zoning will apply.

Surrounding land uses include multi-family residential north and east of the site, and single-family residential south and west of the site. The site fronts onto West Sacramento Avenue and is bordered on its westerly side by Hampshire Drive, a private street which does not provide legal access to the site.

The proposed site plan calls for 32 two-bedroom apartments situated in eight 4-plex buildings (see **Attachment D**, Site Plan and **Attachment E**, Floor Plan). The buildings would occur in small groups flanking either side a new driveway, with various amenities in between. The proposal would result in a residential density of approximately 19 du/ac.

The site would be accessed via a new driveway connecting West Sacramento Avenue to a 68-space parking area. Bicycle parking for guests is provided at each of the three building groups, and tenant bike parking is proposed on patios (see **Attachment E**, Floor Plan).

The design would preserve four existing Valley oaks (14", 18", 30" and 48" in diameter), and would require the removal of one ash tree (18" in diameter). Four-foot wide sidewalks would provide pedestrian connections between all new buildings, linking to the trash enclosure, mailboxes, and West Sacramento Avenue right-of-way. The site plan also shows a grassy common open space area, paved basketball half-court, bollard-style parking lot lighting, and the locations of condenser units adjacent to the buildings. New City sidewalk along the street frontage is also proposed.

The landscape plans call for a variety of species with moderate to low water demands (see **Attachment F**, Landscape Plans). A mixture of trees, shrubs, and perennials are proposed around the new buildings and throughout the new parking area. Parking lot shading is estimated to reach approximately 53 percent at maturity, with Japanese zelkova and Chinese pistache providing most of the pavement shade.

To comply with the City's Tree Preservation Regulations (CMC 16.66), removal of the 18" ash tree mentioned above requires replanting three new 15-gallon trees on site. The landscape plan calls for seven autumn blaze maples, which exceeds replacement tree requirements.

The proposed architecture features two-story, symmetrical buildings with stacked apartments on either side of centrally-grouped entryways (see **Attachment G**, Elevations). The building exteriors would be stucco, with stucco trim elements around window frames. Archways are proposed at porches, and reflected in eyebrow windows shown on the side elevations. Ground-mounted air condenser units would be grouped into pairs and screened by four-foot cedar fencing with cap. The trash enclosures would be comprised of CMU walls with stucco finish matching building field color and solid metal doors painted to match building trim color (see detail on Site Plan).

Two color schemes are proposed. Color Scheme #1 would be applied to the three buildings nearest to West Sacramento Avenue and the two buildings at the rear of the site, while the three buildings in the middle would have Color Scheme #2 (see building labels on Site Plan). Color Scheme #1 consists of grayish beige stucco for the main field color (La Habra "Fallbrook"), off-white trim ("Windfresh White", SW 7628), and red accent ("Roycroft Copper Red", SW 2839) (see **Attachment H**, Colors and Roofing). Color Scheme #2 consists of light beige stucco for the main field color (La Habra "Oatmeal"), tan trim ("Artisan Tan", SW 7540), and brown accent ("Status Bronze", SW 7034). Metal railings would be black, and composition shingle roofing would be dark brown ("Driftwood"). Specifications for the exterior bollard lighting are provided on **Attachment I**.

## DISCUSSION

The site design is constrained by the existing, excessively deep shape of the parcel (110 feet wide and 630 feet deep). The proposed design balances the need to create a long axis perpendicular to West Sacramento Avenue, which can appear monotonous, with preserving existing trees and jogging the accessway to allow for two different building orientations. This effectively breaks the site up into segments, each with its own identifying features (mailboxes, grassy open space, basketball court), reinforced by building color schemes. The traditional architectural style incorporates French chateau elements, including high hipped roofs and arched patios and windows. Preservation of mature oaks maintains an established character, consistent with General Plan policies for compatible infill development.

### Design Guidelines

The proposal is consistent with Design Guidelines (DGs) that call for creating a sense of community through incorporating common open space areas throughout the design and including elements such as balconies with arched openings directed toward the common parking area and pedestrian walkways (DG 4.1.11, 4.1.24, and 4.1.45). The design offers a modicum of pedestrian-circulation by providing 4-foot wide sidewalks that connect all buildings to the amenities and public right of way (DG 1.1.13, 1.1.14, 4.1.41, and 4.1.42). Low level bollard lighting will provide adequate illumination of the parking area and site amenities for security purposes, without creating unnecessary glare (DG 4.1.44, 4.1.53, and 4.2.44). A condition is recommended to implement DG 4.1.55, which calls for adequate parking lot screening. See Architect's Project Description, **Attachment B**, for additional DG analysis.

### **REQUIRED FINDINGS FOR APPROVAL**

#### Environmental Review

The project falls within the scope of a Mitigated Negative Declaration (MND) adopted during the City's approval of GPA/RZ 14-01 (Tatreau) earlier this year (State Clearinghouse Number 2014112007). Development of the site, including excavation and possible tree removal, was anticipated as part of that analysis and appropriate mitigation measures were identified. These mitigation measures are included as recommended conditions of approval.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the MND, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the MND, and no new information has become available which was not known and could not have been known at the time the MND was completed.

#### Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project promotes orderly development by designing around existing mature trees, and achieving efficient infill density. The proposal is consistent with Design Guidelines (DGs) that call for creating a sense of community through incorporating common open space areas throughout the design and including elements such as balconies with arched

openings directed toward the common parking area and pedestrian walkways (DG 4.1.11, 4.1.24, and 4.1.45). Pedestrian-circulation is supported by providing sidewalks that connect all buildings to the onsite amenities and public right of way (DG 1.1.13, 1.1.14, 4.1.41, and 4.1.42). Low level lighting will provide adequate illumination of the site without creating unnecessary glare (DG 4.1.44, 4.1.53, and 4.2.44).

- 3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The design, materials and colors of the proposed new buildings reflect a French chateau residential style and will be visually compatible with the site and surrounding residential development. Exterior equipment will be properly screened from view by fencing and landscape plantings.

- 4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The proposed two-story buildings are compatible with the site and surrounding area in that they are located adjacent to existing two-story buildings to the east and sufficiently separated from existing single-story residences located west and south of the site. The proposed buildings would not unnecessarily block views or dominate their surroundings.

- 5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

A variety of trees, shrubs and perennials are provided in the project. Preserving existing mature oaks will maintain an established character for the project and new trees along the south and west property lines will buffer the site from adjacent single-family residential development. Parking lot shade trees exceed the requirement for 50 percent shade, and adequate replacement trees are included that meet code compliance.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-08 (West Sacramento Avenue Apartments). The approval documents for this project are date stamped Jun 23, 2015.
2. The approval of AR 15-08 (West Sacramento Avenue Apartments) shall only become effective upon successful annexation of the subject site (A.P. No. 043-260-004) to the City of Chico.
3. Provide a structural screen for the parking area, at least 20 feet in length and four feet in height, matching the style of the trash enclosure walls. Signage may be allowed on the screen wall, in compliance with City signage regulations.

4. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
5. In conjunction with building permit or grading permit review, the developer shall submit a Tree Protection Plan meeting the requirements of CMC 19.68.060. The Plan shall be prepared by a certified arborist and specify the actions necessary to minimize potential construction impacts on the trees that are to be retained, as specified by the approved plans. The Plan shall cover all phases of the project including site preparation, active construction, and post-construction disposition of the areas around the trees.
6. The developer shall comply with the mitigation measures set forth by the adopted Mitigated Negative Declaration and Mitigation Monitoring Program for General Plan Amendment and Rezone 14-01 (Tatreau), as follows:
  - a. MITIGATION C.1 (Air Quality): To reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at [http://www.bcaqmd.org/page/\\_files/CEQA-Handbook-Appendices-2014.pdf](http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf). These measures include but are not limited to:
    - i. Utilizing energy-efficient lighting systems.
    - ii. Utilizing energy-efficient and/or automated controls for heating and air conditioning.
    - iii. Utilizing EPA Phase II certified wood burning devices.
    - iv. Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles.
    - v. Including additional shade trees to maximize natural cooling.
    - vi. Utilizing centralized space and water heating and/or use of solar water heating.
  - b. MITIGATION D.1 (Biological Resources): If construction is scheduled to occur within the nesting season (March 1 – August 15), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 500 feet of the project area. The survey will be conducted no more than 14 days before the beginning of construction. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. CDFW guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.

- c. MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

## **PUBLIC CONTACT**

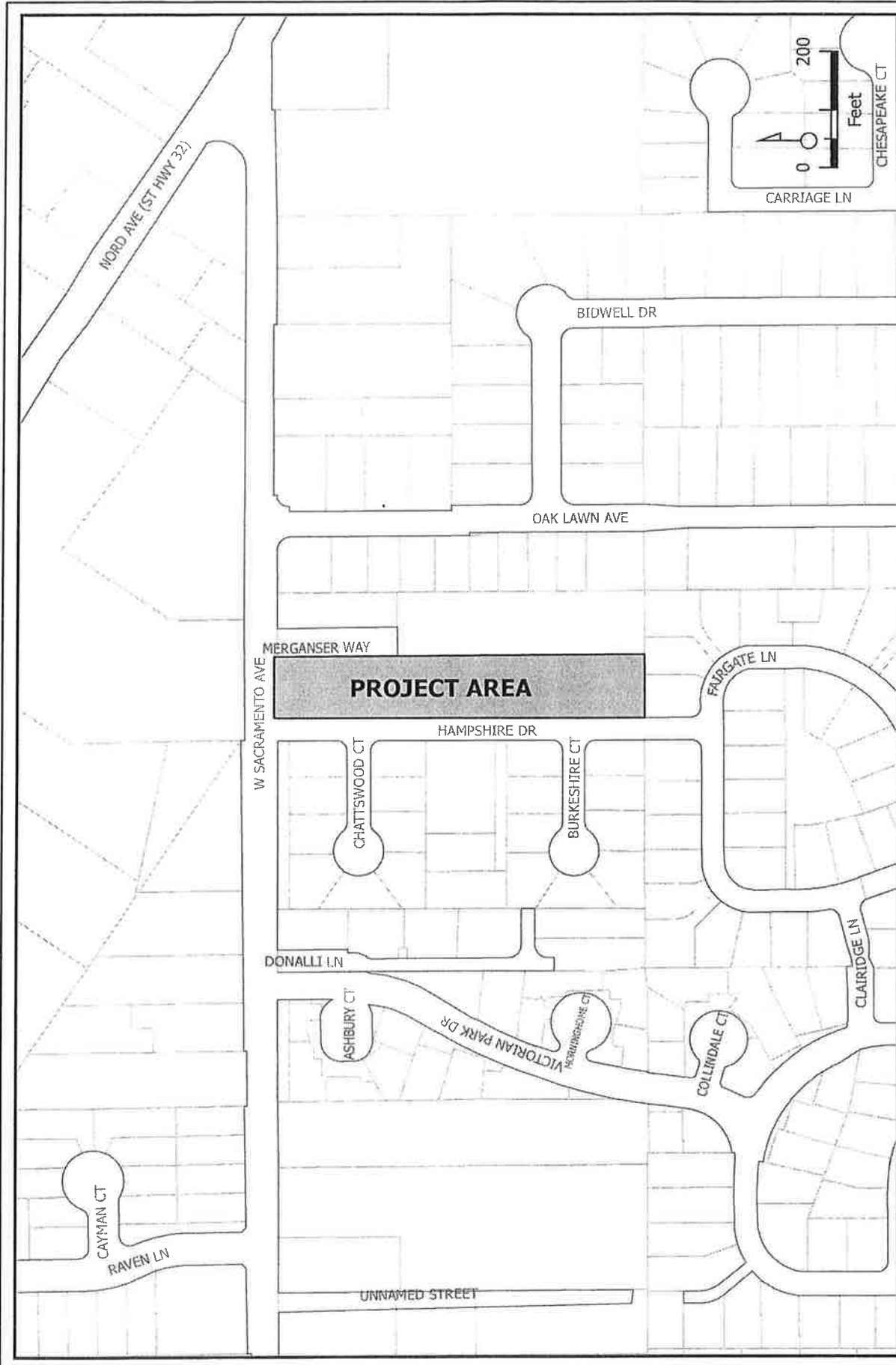
Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

## **ATTACHMENTS**

- A. Location Map
- B. Aerial Photo
- C. Architect's Project Description
- D. Site Plan
- E. Floor Plan
- F. Landscape Plans (2 sheets)
- G. Building Elevations (2 sheets)
- H. Colors and Roofing
- I. Lighting Details

## **DISTRIBUTION (6)**

Bob Summerville, Senior Planner  
Mike Sawley, Associate Planner  
Chuck Tatreau, 717 Douglas Lane, Chico, CA 95926  
Greg Peitz Architect, 383 Rio Lindo Ave., Chico CA 95926  
Thomas Phelps, P.O. Box 8328, Chico, CA 95927  
Files: AR 15-08



AR 15-08 (West Sacramento Apartments)  
 1217 W Sacramento Avenue  
 APN 043-260-004-000



**Aerial Photo - AR 15-08**  
**1217 W. Sacramento Avenue**  
**APN: 043-260-004**



**GREGORY A. PEITZ  
ARCHITECT**

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

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MAR 02 2015

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**SUBJECT: CORRIGAN APARTMENTS  
ARHPB PROJECT DESCRIPTION**

The Corrigan apartments is a 32 unit apartment complex of two story fourplexes on a recently annexed lot off of West Sacramento Avenue. The extremely deep and narrow dimensions of the lot created a challenging site for a multi-family complex such as this, but we have attempted to break up the project in the ways described below to create a pleasant living environment.

Due to the deep, narrow proportions of the lot, the parking has been arranged along the length of the lot parallel with the side property lines to provide easy access to the units which the spaces serve and minimize the exposure of the parking to the traffic traveling down West Sacramento Ave. The driveway was jogged approximately one third of the way to the rear of the lot to break up the sight lines. (DG 4.1.35) The on-site sidewalks are all connected to the public sidewalk to provide a pedestrian friendly orientation. (DG 4.1.35) (DG 4.1.12)

Outdoor recreation areas have been provided at the third points along the length of the parcel to break up the building clusters into three areas. The first recreation area is a landscaped open area under the canopy of the existing huge Valley Oak tree near the east property line. This will provide a nice outdoor recreation spot as well as a visually pleasing landscaped area that will be visible as one enters the complex. The second recreation area is a paved area with a basketball court for outdoor play. (DG 4.1.45, DG 4.1.41, DG 4.1.42)

The massing of the buildings has been varied to avoid a "boxy" shape to the buildings and create a more pleasing geometry. The window and door trim will be painted an accent color and decorative gable end vents will be used to create more diversity in appearance. (DG 4.1.15, DG 4.2.31)

**ATTACHMENT C**

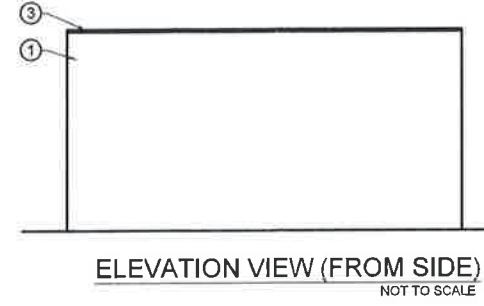
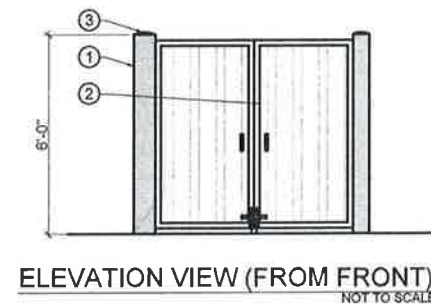
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JUN 23 2015

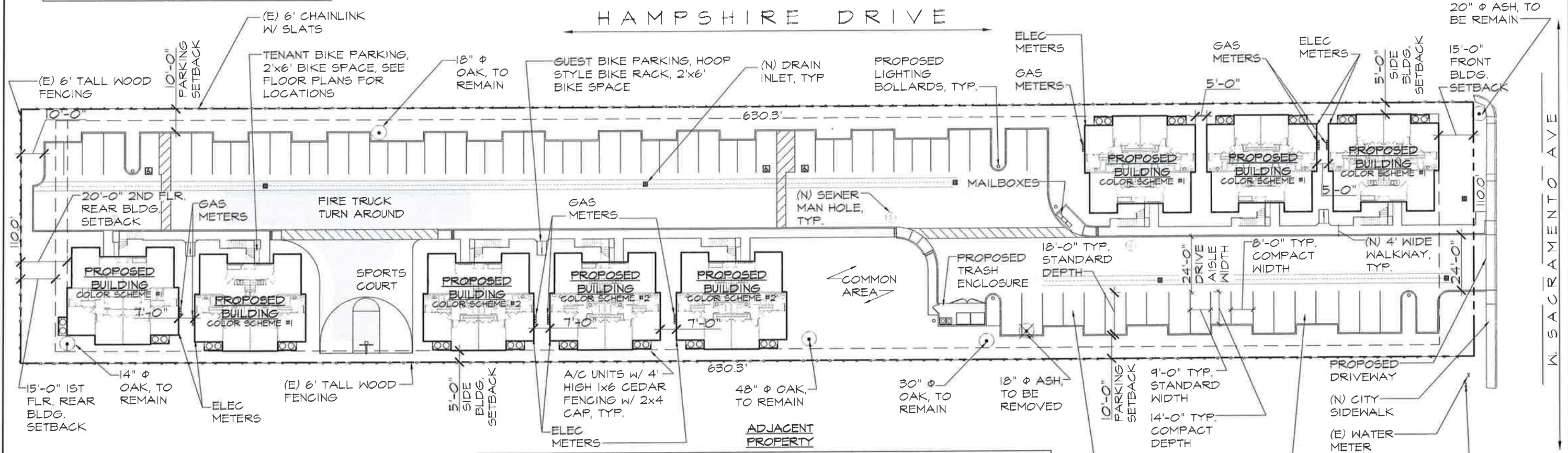
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TRASH ENCLOSURE LEGEND:

- ① CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
- ② RIBBED, EXPANDED METAL DOORS INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.
- ③ SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS)



FENCE DETAIL N.T.S.



SITE PLAN 1" = 20'-0"

OPEN SPACE CALCS

LOT AREA:	69,359 S.F.
OPEN SPACE AREA:	29,561 S.F.
OPEN SPACE PERCENTAGE:	42.6%

LOT COVERAGE CALCS:

LOT AREA:	69,359 S.F.
BUILDING AREA:	13,120 S.F.
LOT COVERAGE:	18.9%

UNITS

32 UNITS - (2) BED - (1 3/4) SPACES PER UNIT:
GUEST PARKING 1 SPACE PER 5 UNITS:
TOTAL REQUIRED:
TOTAL PROVIDED:
BICYCLE SPACES REQUIRED:
BICYCLE SPACES PROVIDED:
GUEST BICYCLE SPACES REQUIRED:
GUEST BICYCLE SPACES PROVIDED:

PARKING

56 SPACES
11 SPACES
67 SPACES
68 SPACES
1 PER UNIT
1 PER UNIT
3 SPACES
6 SPACES

APN: 043-260-004  
1.59 ACRES



ATTACHMENT 'D'

Revised:	Date:	By:
△	4-30-15	CS

**GREGORY A. PEITZ**  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

APARTMENT COMPLEX  
FOR: PAT CORRIGAN  
WEST SACRAMENTO AVE.  
CHICO, CALIFORNIA

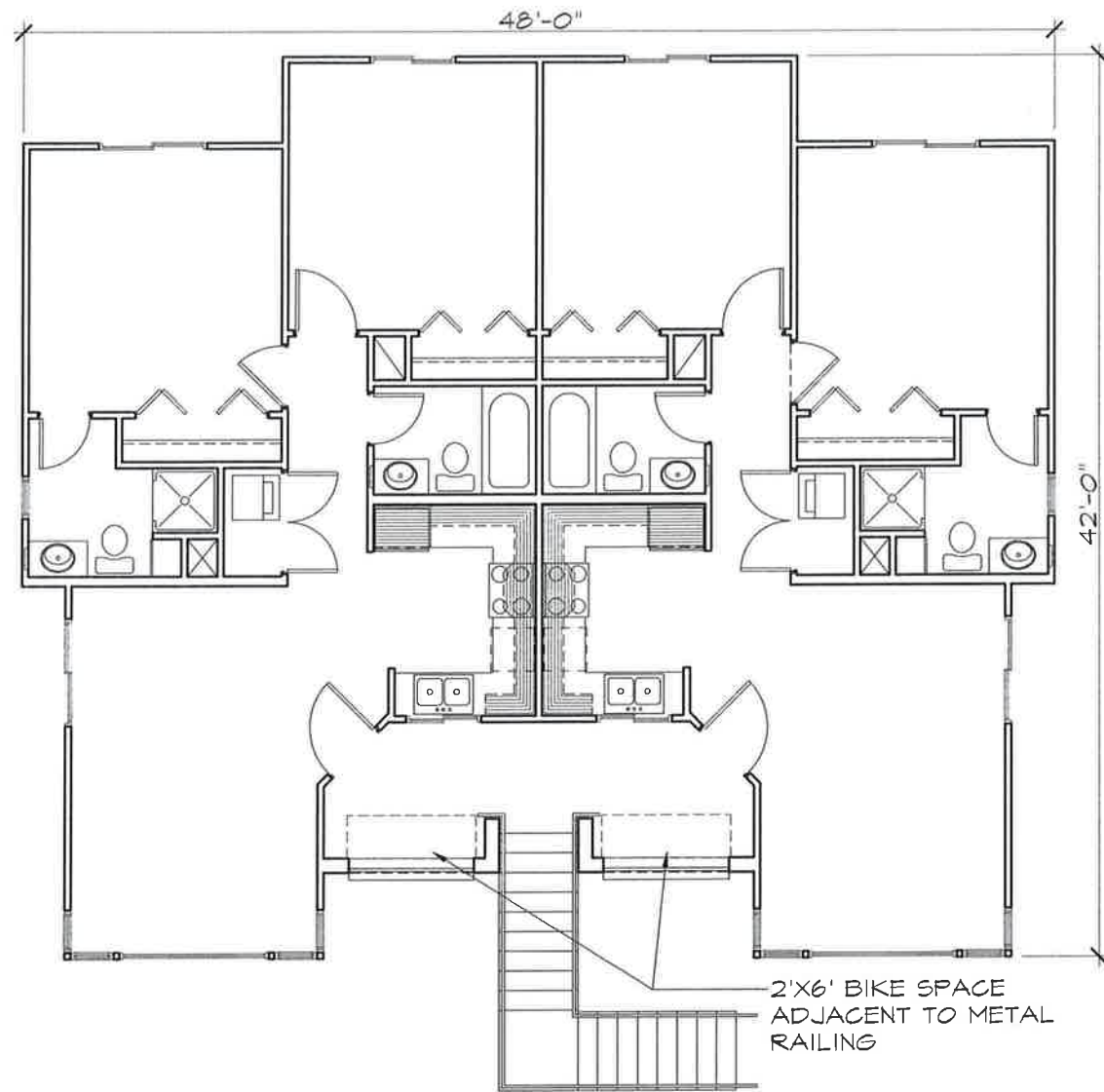


CORRIGAN W. SAC. APTS.		Date: APRIL 2015	Sheet:
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		Drawn: CAS	ARB1
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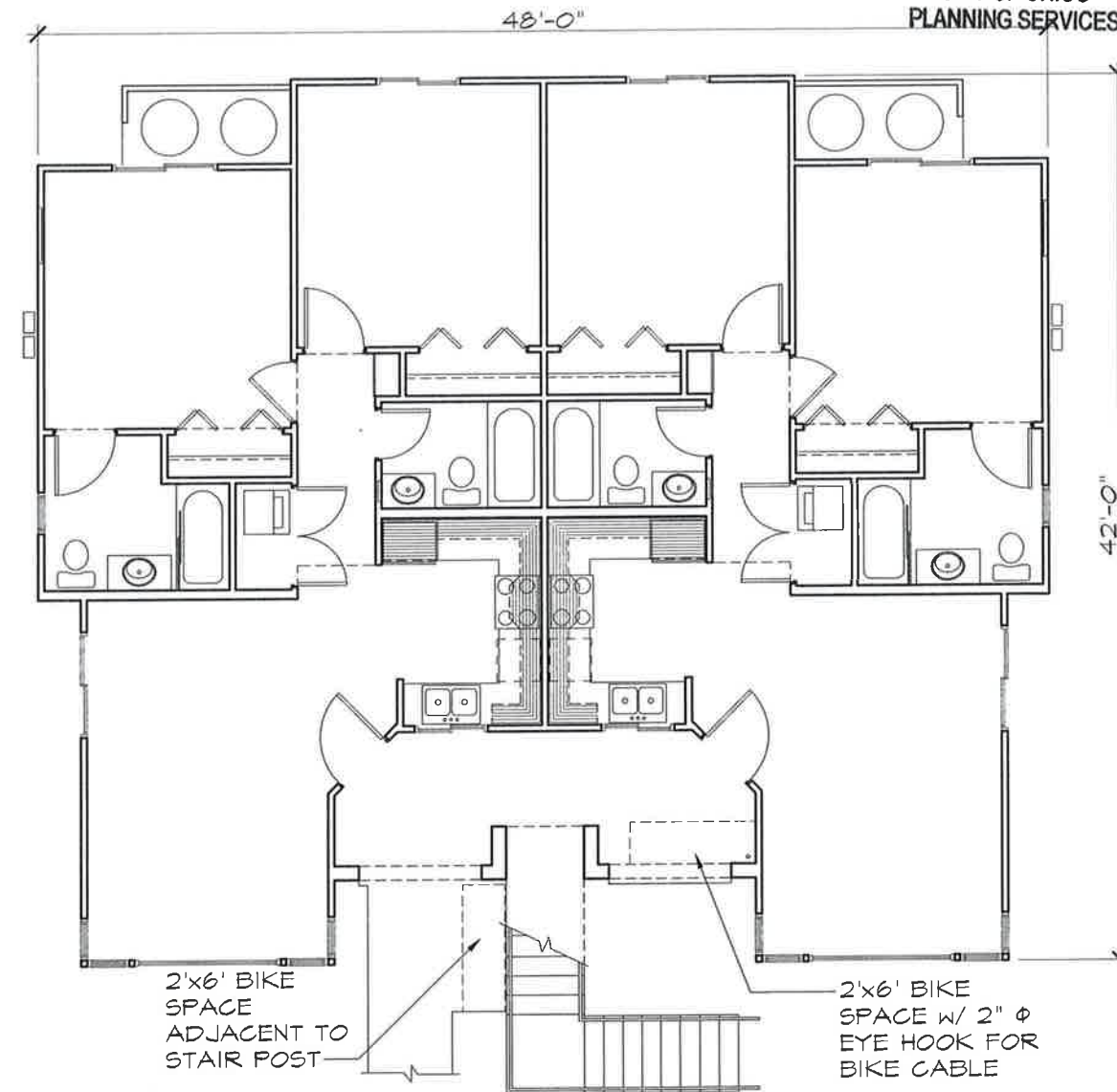
JUN 23 2015

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SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"


**GREGORY A. PEITZ**  
ARCHITECT  
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Email: gregpeitz@sbcglobal.net

W. SACRAMENTO APARTMENTS  
FOR: PAT CORRIGAN  
AT: WEST SACRAMENTO AVENUE  
CHICO, CALIFORNIA

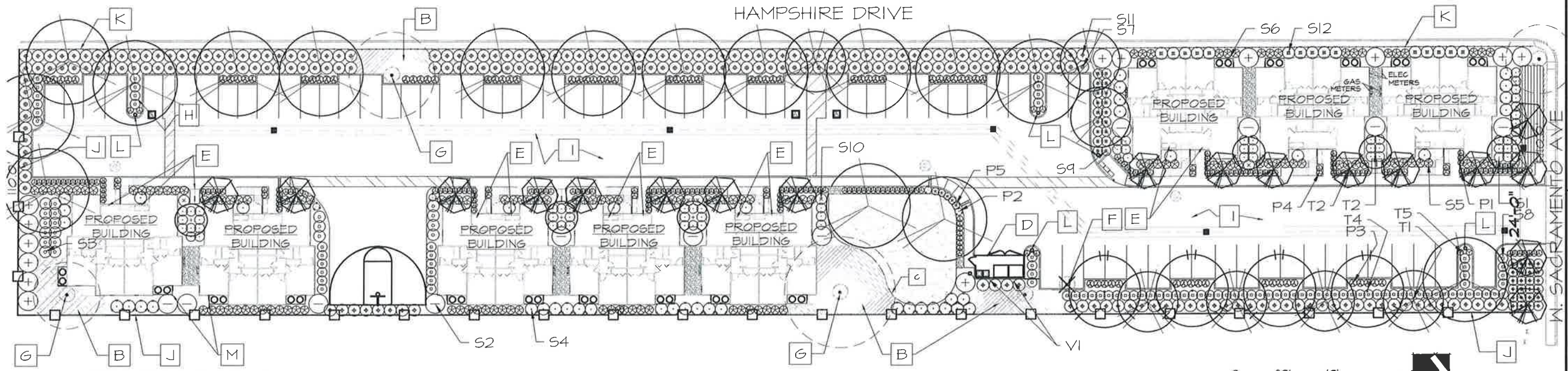


CORRIGAN  
W. SAC.  
APTS.

Date: APRIL 2015  
Scale:  
Drawn:  
Job: 14-1909  
Sheet:

**ARB2**

ATTACHMENT 'E'



LANDSCAPE MASTER PLAN

**NOTES:**

- A. Place 2" depth 3/4" size crushed rock over landscape fabric where indicated.
- B. 4" depth shredded 'walk-on' bark mulch under the canopy of the existing oak trees
- C. Install 2x4 recycled header between lawn areas and adjacent shrub beds. Stake every 24" or at any change of direction. Laminate double thickness on corners.
- D. Trash enclosure location
- E. Bike Parking
- F. Remove the existing tree as shown, refer to the Architectural site plan
- G. Existing tree to remain. Refer to the City of Chico Tree Preservation Ordinance
- H. Excavate all finger island and parking field planters to a minimum depth of 30". Back fill with imported top soil. Install vertical 24" root barriers against all curbs within 10' of tree locations.
- I. Parking area (shaded) to have 50% shade provided, refer to table this sheet
- J. Existing 6' high wood fence to remain
- K. Existing 6' chain link fence with privacy slats to remain
- L. Lighting bollard location, refer to the Arch. Dwg's
- M. 4' high wood fence with vertical cedar 1x6's with a 2x4 cap, typical.
- N. As per the WELO, The landscape contractor will submit a soil analysis report for landscape amendments post grading operations but before commencement of work. The analysis recommendations will be used for incorporating soil amendments into the proposed new landscape areas.

**Shade Calculations: Corrigan Apts. W. Sacramento Ave**

Botanical Name	Common Name	Quantity	Shade allowed				Total
			at 25%	50%	75%	100%	
Pistacia chinensis 'Keith Davey'	Chinese Pistache	6	1,256	0	6	0	3,768.00
Quercus lobata (existing)	Valley Oak	1	1,256	0	1	0	628.00
Zelkova serrata 'Village Green'	Japanese Zelkova	16	1,256	3	12	0	9,734.00
<b>Total Shade Allowed</b>		<b>29</b>		<b>3</b>	<b>19</b>	<b>0</b>	<b>14,130.00</b>
<b>parking lot area to be shaded</b>							<b>26,678.00</b>
<b>% Shade Provided*</b>							<b>52.96%</b>

(\*Parking lot area requiring 50% shade / divided by shade provided by new trees)

**OPEN SPACE CALCS**

LOT AREA:	69,359 S.F.
OPEN SPACE AREA:	29,561 S.F.
OPEN SPACE PERCENTAGE:	42.6%

**LOT COVERAGE CALCS:**

LOT AREA:	69,359 S.F.
BUILDING AREA:	13,120 S.F.
LOT COVERAGE:	18.9%

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CORRIGAN APARTMENTS  
 LANDSCAPE IMPROVEMENT PLANS  
 WEST SACRAMENTO AVE. AT HAMPSHIRE DRIVE  
 CHICO, CA 95928

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These drawings are preliminary and are not to be used for construction. All design and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title:  
LANDSCAPE MASTER PLAN



No.	Date	Revisions
Project Mgr:	THP	Sheet No:
Drawn By:	THP	L1
Scale:	1"=16'	
Date:	10 SEPT 2014	
File Name:	GA_DD	2

**ATTACHMENT ' F '**

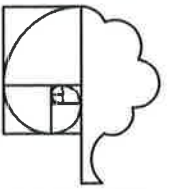
**GENERAL NOTES:**

- A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (WELO):  
 Elements of the Landscape Documentation Package:  
 (a) The Landscape Documentation Package shall include the following six (6) elements:  
 (1) project information;  
 (A) date  
 (B) project applicant  
 (C) project address (if available, parcel and/or lot number(s))  
 (D) total landscape area (square feet)  
 (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)  
 (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well  
 (G) checklist of all documents in Landscape Documentation Package  
 (H) project contacts to include contact information for the project applicant and property owner  
 (I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"  
 (2) Water Efficient Landscape Worksheet;  
 (A) hydrozone information table  
 (B) water budget calculations  
 1. Maximum Applied Water Allowance (MAWA)  
 2. Estimated Total Water Use (ETWU)  
 (3) soil management report;  
 (4) landscape design plan;  
 (5) irrigation design plan; and  
 (6) grading design plan.

**PLANT LEGEND**

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
<b>TREES</b>					
T1	Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple	#15	7	M	
T2	Acer palmatum 'Sango Kaku' - Coral Bark Japanese Maple	#15	6	M	
T3	Lagerstroemia indica 'Tuscarora' Std. - Std Pink Crape Myrtle	#15	18	L	
T4	Pistacia chinensis 'Keith Davey' - Chinese Pistache	#15	4	L	
T5	Zelkova serrata 'Village Green' - Japanese Sawleaf Zelkova	#15	16	M	
<b>PERENNIALS</b>					
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	140	M	
P2	Dietes vegeta - Fortnight Lily	#1	3	L	
P3	Erigeron karvinskianus - Santa Barbara Daisy	#1	75	M	
P4	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1	78	M	
P5	Tulbahgia violacea 'Variegata' - Variegated Society Garlic	#1	5	L	
<b>SHRUBS</b>					
S1	Azalea 'Gumpo Pink' - Pink Satsuki Azalea	#5	63	M	
S2	Camellia j. 'Spring Promise' - Single Red Japanese Camellia	#5	11	M	
S3	Cistus x purpureus - Crimson Spot Rock Rose	#5	19	L	
S4	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5	44	M	
S5	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	139	L	
S6	Olea europaea 'Little Ollie' - Dwarf Olive	#5	13	VL	
S7	Pittosporum tobira 'Variegata' - Variegated Pittosporum	#5	93	M	
S8	Raphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5	91	M	
S9	Rosa x 'Noaschnee' P.P.# 9573 - White Flower Carpet Rose	#2	24	M	
S10	Spiraea bumalda 'Anthony Waterer' - Anthony Waterer Spiraea	#5	5	M	
S11	Prunus caroliniana 'Bright-N-Tight' - Bright N Tight Cherry Laurel	#5	132	M	
S12	Viburnum tinus - Laurustinus	#5	15	M	
<b>VINES</b>					
V1	Ficus pumila - Creeping Fig, staked	#5	2	M	
<b>GROUND COVERS</b>					
GCI	#1 L Rosmarinus officinalis 'Prostratus' - Trailing Rosemary Plant 1 gal. @ 36" o.c.				
<b>SOD LAWN</b>					
	H 90% Bolero Dwarf Fescue 10% Kentucky Bluegrass				

Note: \*Contractor to verify all quantities from plan. Plant legend is for reference only.  
 Note: \*\* PF: WUCOLS IV Species Evaluation List-2014; Sunset Zone 9, WUCOLS Region 2, Central Valley



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CORRIGAN APARTMENTS  
 LANDSCAPE IMPROVEMENT PLANS  
 WEST SACRAMENTO AVE. AT HAMPSHIRE DRIVE  
 CHICO, CA 95928

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Sheet Title  
 LANDSCAPE MASTER PLAN



No. Date Revision  
 ▲  
 ▲  
 ▲  
 ▲

Project Name: THP Sheet No.:  
 Drawn By: THP L2  
 Scale: 1"=16'  
 Date: 10 SEPT 2014  
 File Name: CA\_DD 2 sheets

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ATTACHMENT ' F '

Rev.	Date	By

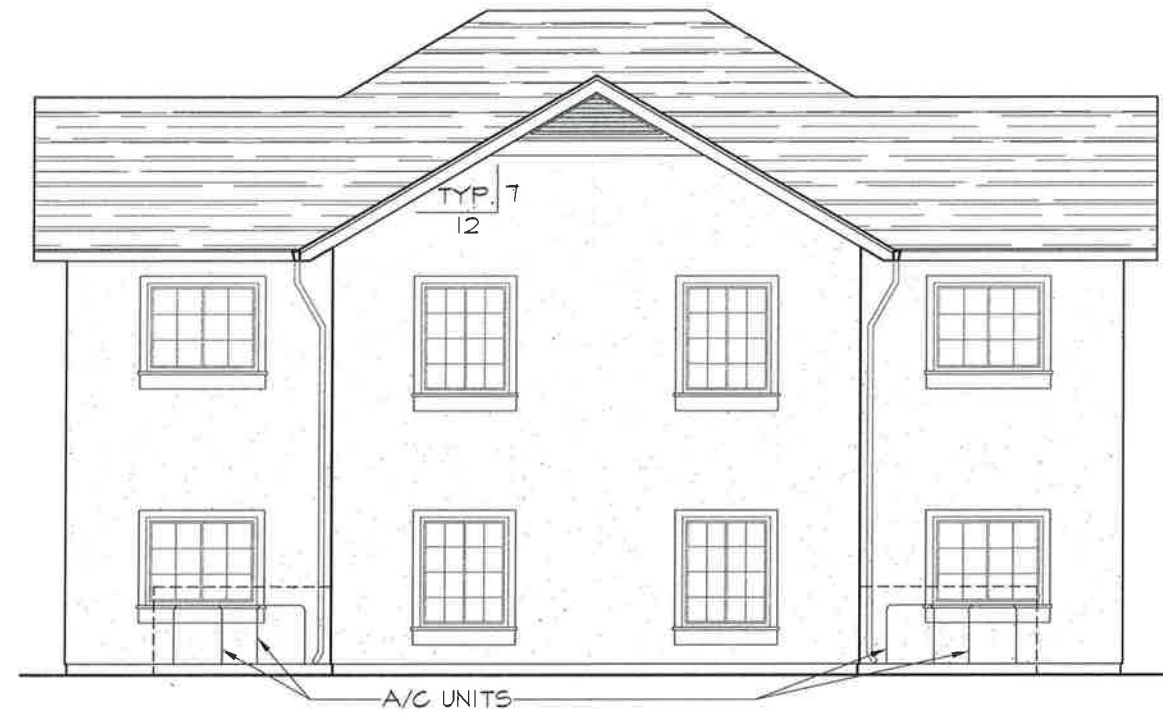
**GREGORY A. PEITZ**  
**ARCHITECT**  
 383 Rio Lindo Ave. Chico, CA. 95976 (530) 894-5719  
 Email: gregpeitz@sbcglobal.net

W. SACRAMENTO APARTMENTS  
 FOR: PAT CORRIGAN  
 AT: WEST SACRAMENTO AVENUE  
 CHICO, CALIFORNIA



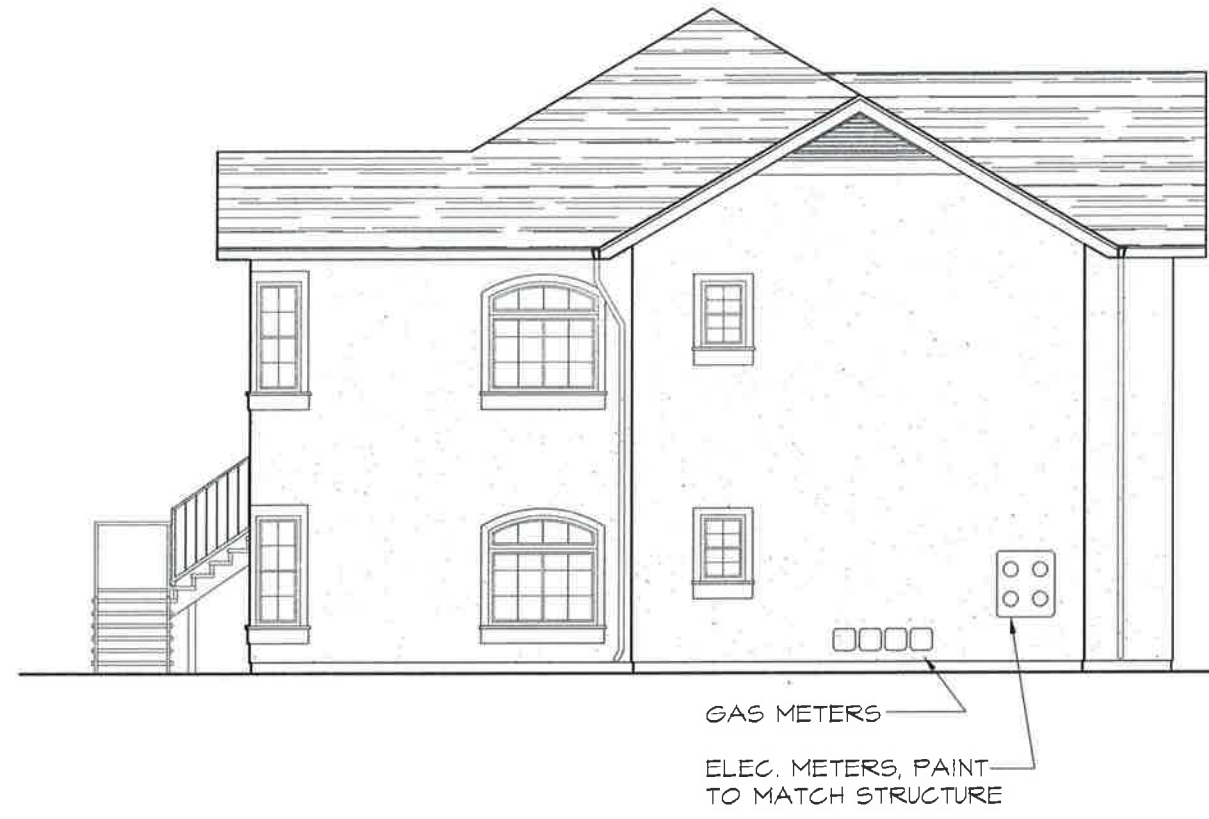
CORRIGAN  
 W. SAC.  
 APTS.

Date	APRIL 2015
Scale	
Drawn	
Job	14-1909
Sheet	ARB3



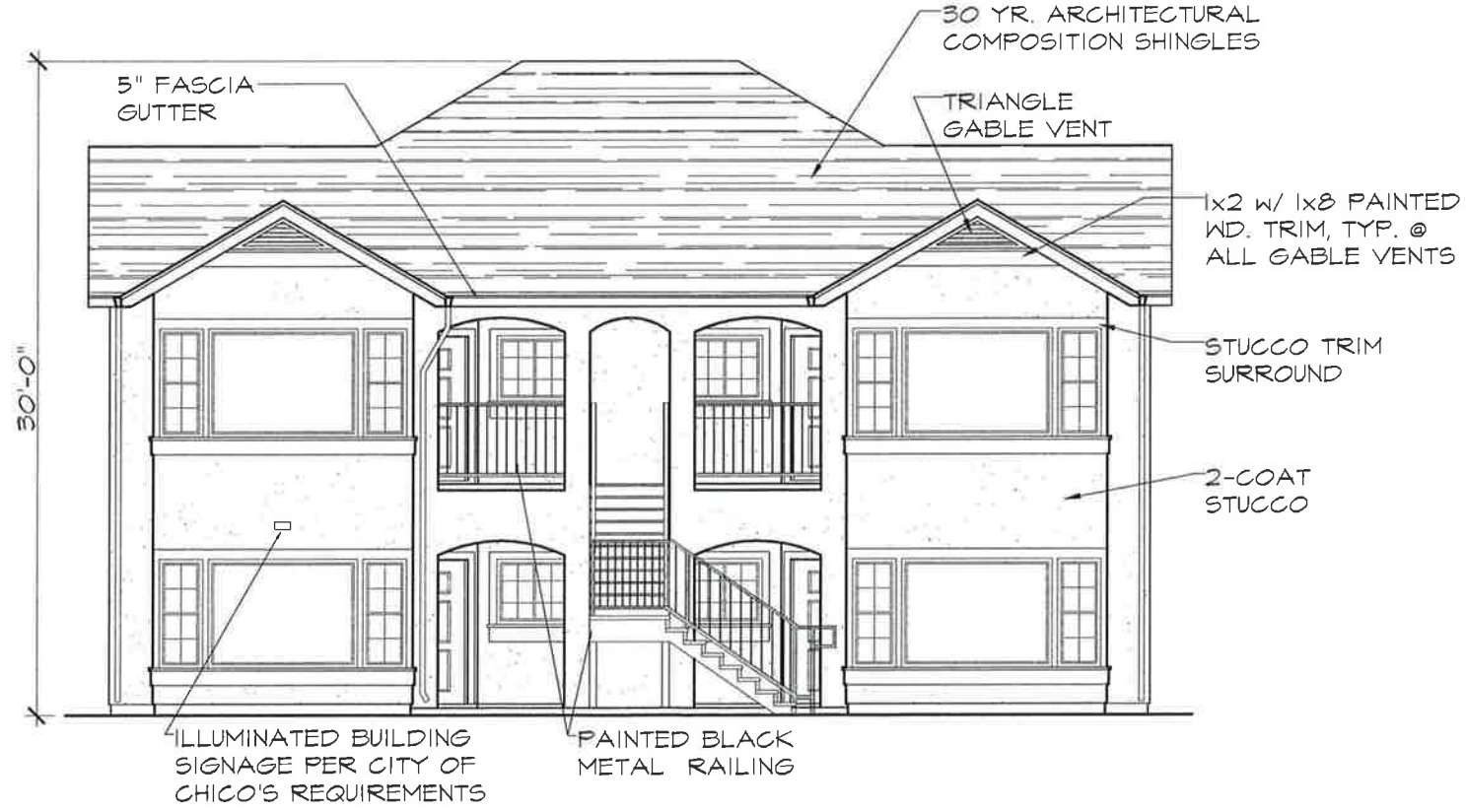
REAR ELEVATION

1/8" = 1'-0"



LEFT & RIGHT ELEVATIONS

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

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ATTACHMENT 'G'



**REAR ELEVATION**



**SIDE ELEVATIONS**

**CORRIGAN  
WEST  
SACRAMENTO  
AVENUE  
APARTMENTS**



**FRONT ELEVATION**

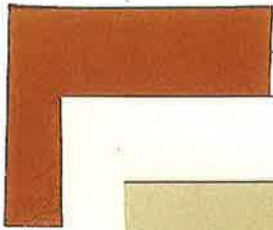
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# CORRIGAN W. SACRAMENTO AVE. APARTMENTS

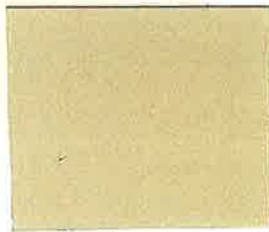
SCHEME  
#1



ACCENT - 'SHERWIN WILLIAMS'  
ROYCROFT COPPER RED - SW 2839

TRIM & ENTIRE BUILDING BARGE-  
'SHERWIN WILLIAMS'  
WINDFRESH WHITE - SW 7628

STUCCO - 'LA HABRA' - FALLBROOK



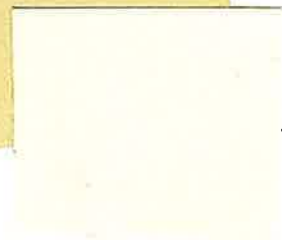
SCHEME  
#2



ACCENT - 'SHERWIN WILLIAMS'  
STATUS BRONZE - SW 7034

TRIM & ENTIRE BUILDING BARGE-  
'SHERWIN WILLIAMS'  
ARTISAN TAN - SW 7540

STUCCO - 'LA HABRA' - OATMEAL



Driftwood-

ROOFING -  
COMPOSITION SHINGLES -  
'OWENS CORNING'  
DRIFTWOOD

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# KBR8 LED LED Specification Bollard

Catalog  
Number

Notes

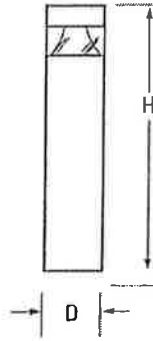
Type

## Specifications

8" Round  
(20.3 cm)

**Height:** 40"  
(101.6 cm)

**Weight  
(max):** 27 lbs  
(12.25 kg)



## Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE:** KBR8 LED 16C 700 40K SYM MVOLT DDBXD

### KBR8 LED

Series	LED	Driver/Current	Color Temperature	Distribution	Voltage	Control Options	Finishes	Mounting	
KBR8 LED	Asymmetric 12C 12 LEDs <sup>1</sup>	350 350 mA	30K 3000 K	ASY Asymmetric <sup>1</sup>	MVOLT <sup>3</sup>	<b>Shipped installed</b> PE Photoelectric cell, button type	<b>Shipped installed</b> SF Single fuse (120, 277, 347V) <sup>4</sup>	DWHXD White	
		450 450 mA <sup>3,6</sup>	40K 4000 K	SYM Symmetric <sup>2</sup>	120 <sup>5</sup>			DNAXD Natural aluminum	
		530 530 mA	50K 5000 K		208 <sup>5</sup>			DDBXD Dark bronze	
	Symmetric 16C 16 LEDs <sup>2</sup>	700 700 mA	AMBPC Amber phosphor converted		240 <sup>5</sup>	DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup <sup>8</sup>	DF Double fuse (208, 240V) <sup>3,7</sup>	DBLXD Black	
			AMBLW Amber limited wavelength <sup>3,4</sup>		277 <sup>5</sup>			H24 24" overall height H30 30" overall height H36 36" overall height	DBLTXD Textured dark bronze DBLBXD Textured black
					347 <sup>4</sup>			FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts <sup>6</sup>	DBLATXD Textured natural aluminum DWHGXD Textured white

## Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED<sup>4</sup>

## NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



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**Attachment I**

## Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engine	Ball Current	Sidelight	3000K				4000K				5000K				Light Level (foot-candle)						
			lm	lm/ft²	lm/ft	lm/ft²	lm	lm/ft²	lm/ft	lm/ft²	lm	lm/ft²	lm/ft	lm/ft²	10'	20'	30'	40'			
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1				
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1				
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1				
	Amber 450	16																324	20	0	1
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0				
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1				
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1				
	Amber 450	20																374	19	0	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

## Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	LMF	25,000	50,000	100,000
0	1.00	0.98	0.97	0.95

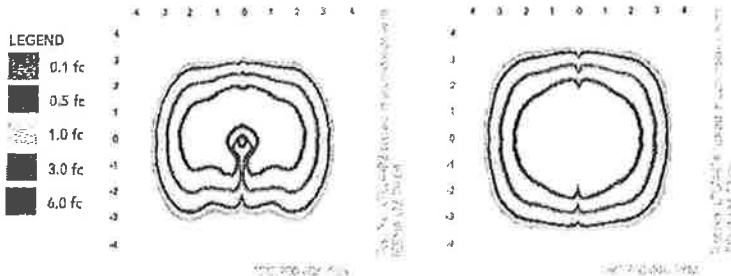
## Electrical Load

Light Engine	Power (Watt)	Ball Current (mA)	Ambient Temp				
			120	208	240	277	347
12C	350	16W	0.158	0.138	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.161
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBR8 Eolard homepage.

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

### CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3/4" bolt circle template ensure stability. Overall height is 42" standard.

### FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

### ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (1.95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at [www.lithonia.com/CustomersResources/terms\\_and\\_conditions.aspx](http://www.lithonia.com/CustomersResources/terms_and_conditions.aspx).

Note: Specifications subject to change without notice.

