



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 10/7/15

DATE: May 23, 2016

File: AR 16-03

TO: Architectural Review and Historic Preservation Board

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

RE: Dr. Park's Office, 2505 Valhalla Place, APN 016-070-038

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 16-03 (Dr. Park's Office), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single-story 2,000 sq. ft. office structure on an 8,000 sq. ft. site at 2505 Valhalla Place (see Location Map **Attachment A** and Applicant's Project Description, **Attachment B**). The site is designated Office Mixed Use on the City of Chico General Plan Land Use Diagram, and is located in the OR-AOC (Office Residential with Airport Overflight Zone C overlay) zoning district.

Currently vacant, the site plan calls for a new parking area located 10-feet back from the front property line with the new office structure behind. Vehicle access would be provided by a centrally-located driveway leading to a 7-space parking area, which meets Chico Municipal Code (CMC) requirements (See Site Plan, **Attachment C**). The majority of public frontage improvements were installed with the subdivision improvements.

Landscaping is planned around the perimeter of the site, with one large Chinese pistache tree providing most of the parking lot shading(see Landscape Plan, **Attachment D**). Additional accent trees (crepe myrtles and strawberry trees) are proposed in smaller planting areas. Shrubs and groundcover are also proposed to in the parking lot setback area and at various perimeter locations.

The proposed office building is a simple, stucco structure with hipped rooflines, stucco trim around all windows and doors, and a prominent front entry gable facing the entry drive and parking area (see Elevations, **Attachment E**). The gabled entryway would have paired columns with bases wrapped in stucco stone. Windows appear to be white vinyl with grid dividers.

The structure would have a light beige applied as the main color (La Habra "Silverado"), golden-beige trim (La Habra "Clay"), and light-colored composition shingles (Owens Corning

“Driftwood”) (see Colors/Materials, **Attachment F**). The entry door and sidelights would be “Rustic Red,” and the “El Dorado” ledger stone bases would have a mottled beige and gray appearance.

DISCUSSION

The project is marginally consistent with the City's adopted Design Guidelines (DGs). The building design offers a front-facing gable entryway and continuity throughout all four elevations in both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The new building would be of a scale and form that appropriately transitions from the residential uses north to the office parcels located nearest East Avenue, as called for by DGs 1.2.13 and 3.2.11. Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the building entryway would aid wayfinding by creating a sense of focus, wall-mounted utilities would be hidden from view, and the trash storage area would be appropriately screened.

The design is challenged by several DGs that encourage a pedestrian orientation by locating buildings closer to adjacent low-volume streets and parking in less visible locations (DGs 1.1.13, 1.1.14, 1.1.15 and 3.1.25). The building presents a dominant front entry element, however, the design encourages visitors to walk through the parking area to enter the building, resulting in partial consistency with DG 3.1.11. The prominent parking area would not be adequately screened from street views, inconsistent with DG 3.1.24. And the predominantly-beige building colors and materials do not reflect a rich palette, as called-for by DG 3.2.32. Bicycle parking would be located near the front entrance (consistent with DG 3.1.34), though it would not be covered and protected from the elements as encouraged by DG 3.1.33.

To achieve better consistency with DGs 1.1.14 and 1.1.15, conditions are recommended to add architecturally-consistent screen walls, 3-4 feet in height, between the parking area and front sidewalk, and to provide a structural cover over the bicycle parking area. Conditions are also recommended to replace the white vinyl windows with a color that better-matches the proposed color scheme. Because the medical office use is not particularly neighborhood-serving, it is somewhat justified for the site design to be automobile-oriented. Therefore, with conditions to improve DG consistency, staff supports approval of the project.

As of July 1, 2015 the City of Chico is responsible for implementing Low Impact Development (LID) requirements as part of the State Water Resource Control Board's MS4 General Permit. Because of this new requirement, staff recommends a condition of approval that will allow flexibility in the final landscape plan to ensure the project will be in conformance with LID standards.

RECOMMENDED DISCUSSION ITEMS

Relationship to Neighborhood and Surrounding Area

Considering Design Guidelines that encourage incorporation of recognizable design elements related to the immediate neighborhood and greater Chico area (DGs 1.1.11, 1.2.21 and 1.1.34), discuss if adding or modifying architectural features is necessary for the Board to make the required findings for approval. Nearby residences include trellis features, river rock wainscot, and outlooks on gable-ends facing the street. Replacing the ledge-stone with river-rock pattern would enhance consistency with material used on the area. Adding trellis

features on either side of the entry feature could better-relate the project to residences in the immediate area, and would afford an opportunity to subtly cover the bicycle parking area. Modifying the roofline to include Dutch gables at the hipped ends of the building would add exposed gables, which are abundant on houses along Valhalla Place.

Trash Enclosure Location

Discuss the trash enclosure location with the architect to determine if it might be better placed nearer to the front of the property where trash pick-up will occur, and at the same time offer a screen to views of the parking lot. Condition as necessary.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

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 single-story construction with residential gestalt is consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The project also includes low-water use landscaping that will soften the structure and hardscape elements consistent with 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 in that it would occupy a long-vacant parcel in a manner compatible with adjacent residential uses. The building design and scale would be consistent with DGs 1.2.22, 3.2.33, 1.2.13 and 3.2.11. Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the building entryway would create a sense of focus, wall-mounted utilities would be hidden from view, and the trash area would be appropriately screened. As conditioned, the project would appropriately screen the parking area and cover the bicycle parking area, achieving consistency with DGs 1.1.14 and 1.1.15.

- 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 neutral color pallet of the proposed office structure are visually compatible with the surrounding residential and medical office structures. Exterior equipment will be properly screened by fences or painted to match the structures.

- 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 project configuration would not result in incompatibilities with existing adjacent residential uses. Due to its placement toward to the rear of the site the structure may be more visible from adjacent residential rear yards, but its limited overall height (less than 20 feet) will not unnecessarily block views or dominate its 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.*

The proposed landscaping will provide visual relief around the site perimeter and will provide adequate parking lot shading. The landscaping will provide a range of seasonally-varied colors and textures that is anticipated to provide an attractive environment throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 16-03 (Dr. Park's Office). The approval documents for this project are date stamped Apr 21, 2016. No building permits related to this approval shall be finalized without authorization of planning staff.
2. Provide a structural screen for the parking area, at least 15 feet in length and three to 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.
3. Provide a structural cover over the bicycle parking area, or relocate the bicycle parking to a covered location within 20 feet of the front building entrance.
4. Replace the white vinyl windows with colored vinyl window frames (not white) that complement the approved color scheme of the office structure.
5. All new exterior lighting shall be full cutoff and directed onsite such that no light shines offsite and luminaires are minimally visible from adjacent properties. Parking lot light fixtures shall not exceed a total height measured from grade of 12 feet.

6. The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.
7. 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.

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. Applicant's Project Description
- C. Site Plan
- D. Landscape Plan
- E. Elevations
- F. Colors and Materials
- G. Lighting Details

DISTRIBUTION

Internal (3)

Bob Summerville, Senior Planner

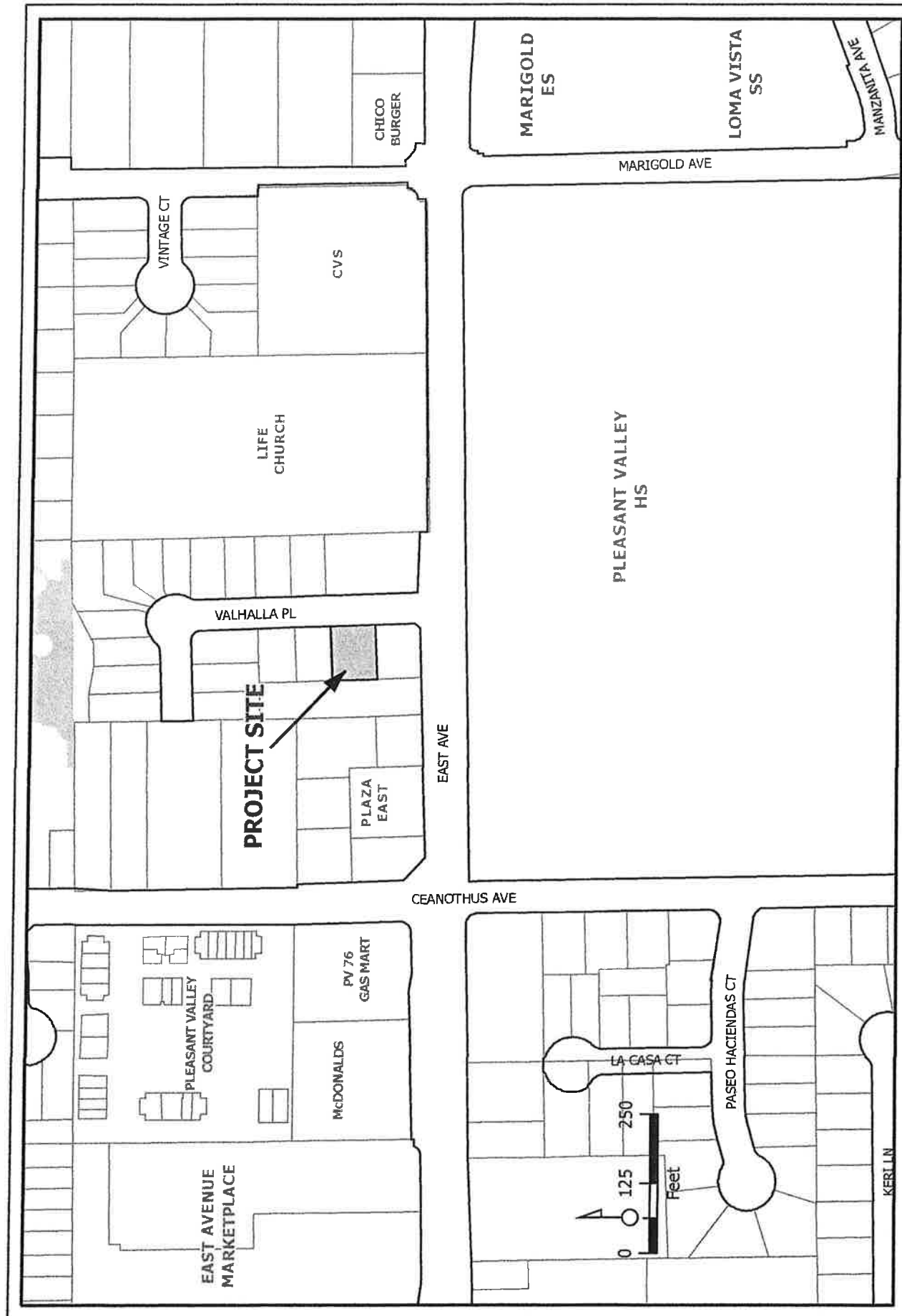
Mike Sawley, Associate Planner

Files: AR 16-03

External (3)

Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926

Chris and Lisa Park, 2373 Bloomington Ave, Chico, CA 95928



AR 16-03 (Dr Park's Office)
 2505 Valhalla Place
 APN 016-070-038-000

GREGORY A. PEITZ
ARCHITECT

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

RECEIVED

APR 21 2015

CITY OF CHICO
PLANNING SERVICES

Re: Architectural Review
Park Office Building
2505 Valhalla Place

This project is a new professional office building in a mixed use neighborhood with an existing mixture of single family homes, offices, a church and Pleasant Valley High School.

The architecture of the project is intended to blend with the residential feel of the adjacent properties. (DG 3.2.11) The building has roof lines, window styles and porches common to residential buildings, yet are functional in the commercial application. It's relationship to the street and city sidewalk make it an attractive addition to the streetscape and easily accessible to pedestrians. (DG 3.1.34, DG 4.1.52)

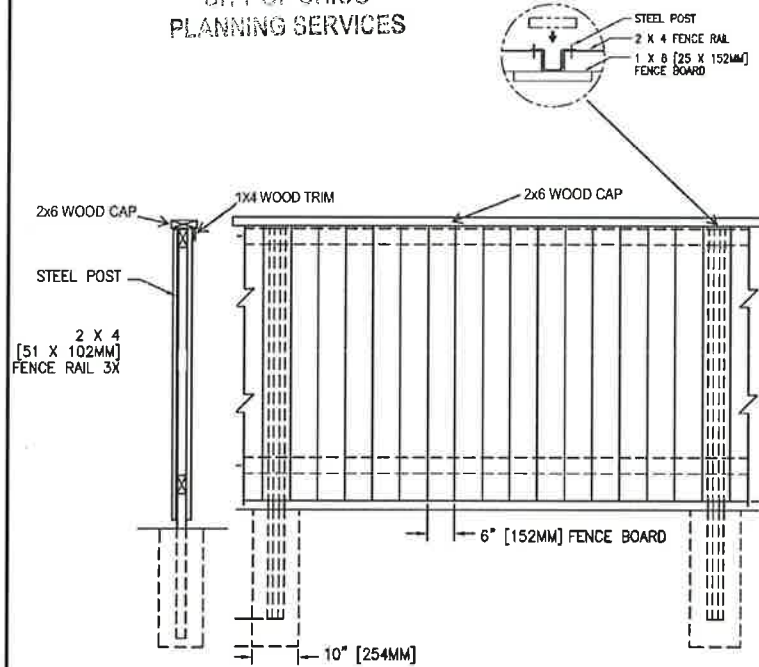
Mechanical units will be located on behind the building which will shield them from view. (DG 3.1.35)

The parking will need to be located in the front of the site due to the extremely small size of the parcel. The landscaping has been designed to soften the visual impact of the parking and blend with the front yard landscaping of the adjacent houses. (DG 1.1.14)

RECEIVED

APR 21 2016

CITY OF CHICO
PLANNING SERVICES



FENCE DETAIL

N.T.S.

LOT COVERAGE CALCS:

LOT AREA:	7861 S.F.
BUILDING AREA:	2070 S.F.
LOT COVERAGE:	26.3%

LANDSCAPE OPEN SPACE CALCS

LOT AREA:	7861 S.F.
LANDSCAPE OPEN SPACE AREA:	3095 S.F.
LANDSCAPE OPEN SPACE PERCENTAGE:	39.4%
LANDSCAPE OPEN SPACE REQUIREMENT:	30.0%

OFFICE SPACE

2070 S.F. (1 SPACE PER 375 S.F. OF GROSS FLR. AREA)

TOTAL REQUIRED: 5 SPACES

TOTAL PROVIDED: 7 SPACES

BICYCLE SPACES REQUIRED: 10% OF VEHICLE SPACES
BICYCLE SPACES PROVIDED: 2 SPACES

PARKING

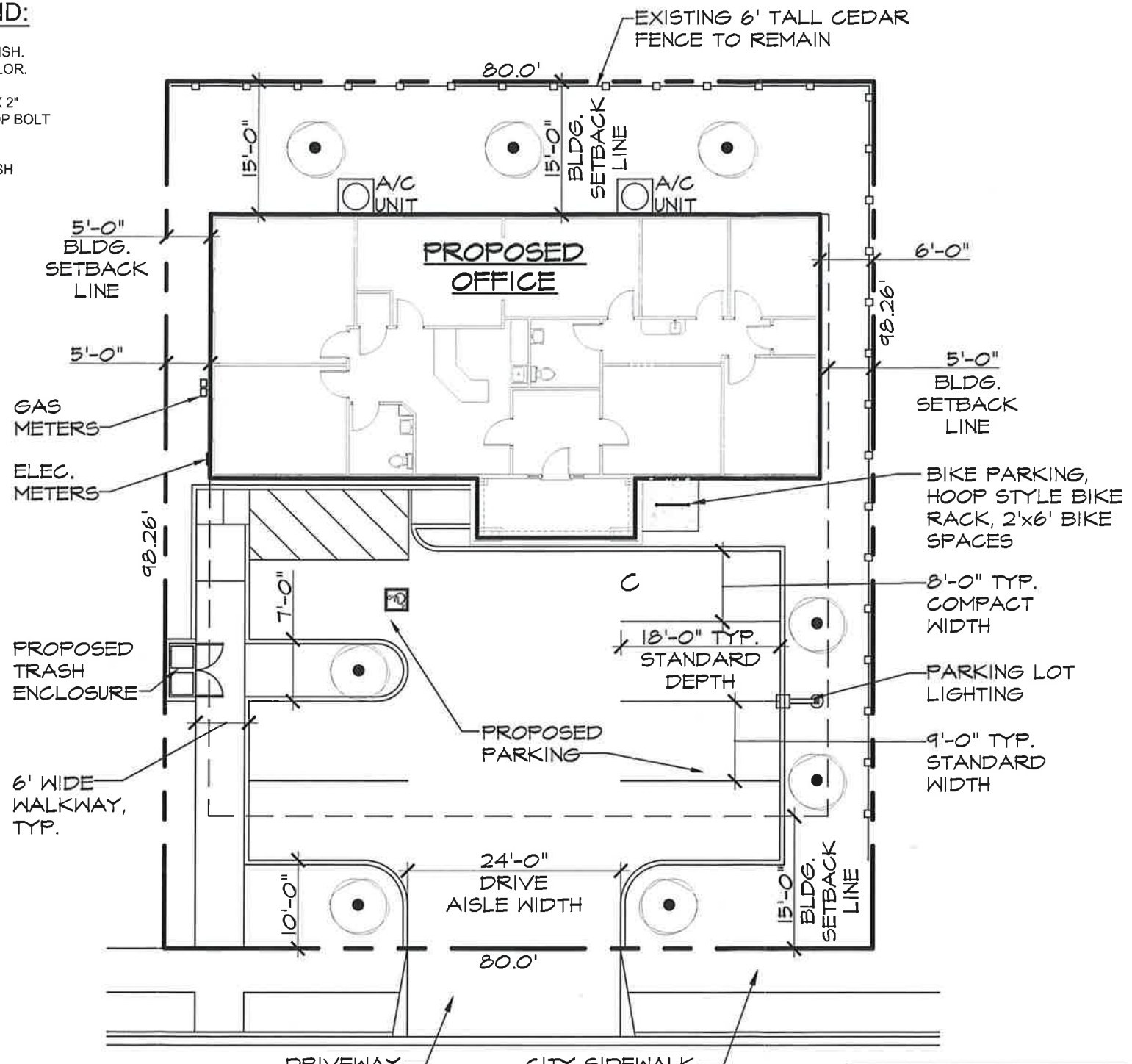
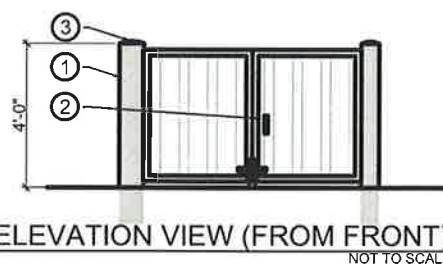
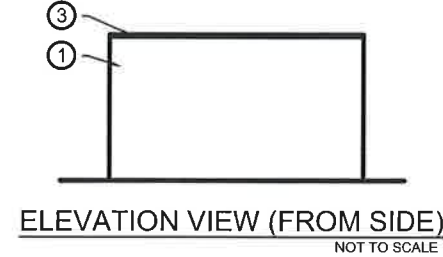
5 SPACES

7 SPACES

10% OF VEHICLE SPACES
2 SPACES

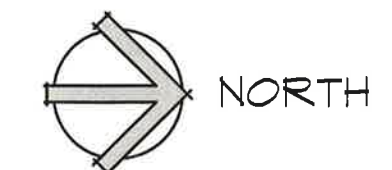
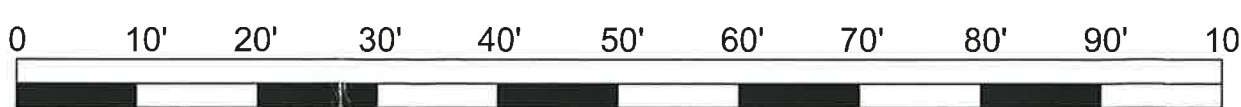
TRASH ENCLOSURE LEGEND:

- 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)



SITE PLAN

1/16" = 1'-0"



ATTACHMENT C

APN: 016-070-038
0.18 ACRES

Revised	Date	By

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

OFFICE
FOR: CHRIS & LISA PARK
AT: 2505 VALHALLA PLACE
CHICO, CALIFORNIA

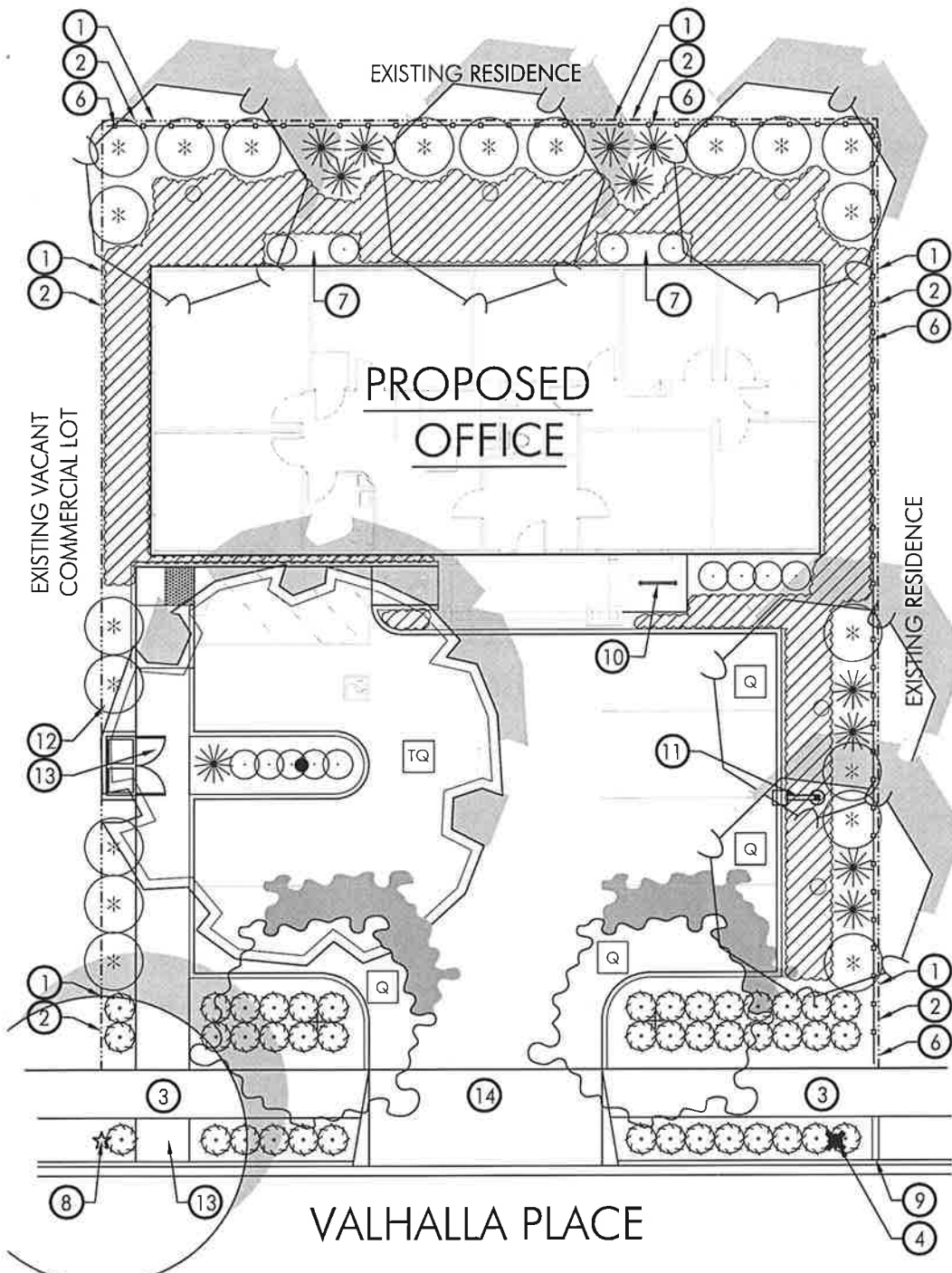


PARK OFFICE

Date: FEB. 2016
Scale:
Drawn: CAS
Job: 15-2116
Sheet:

ARB1

1/19/2016 4:29:52 PM



COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	SYMBOL
<input type="checkbox"/>	PLANTING PLAN WITH LEGEND.	A
<input type="checkbox"/>	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED.	B
<input type="checkbox"/>	TREES TO REMAIN OR BE REMOVED (NOTE SPECIES AND SIZE). (NA-)	C
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS	D
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	E
<input type="checkbox"/>	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY. SEE ARCHITECTS PLAN.	F
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECTS PLANS FOR ADDITIONAL INFORMATION)	G
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED).	H
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS.	I
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	J

WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (0.7) (LA) (0.62)

MAWA = 76,967 Gallons per Year

Where:
 57.3 = Reference Evapotranspiration (Eto)
 0.7 = ET Adjustment Factor (percent)
 3,095 = Landscape Area (LA) (square feet)
 0.62 = Conversion factor (inches to gallons)

Estimated Water Use for Hydrozones (EWU) - Calculation

EWU = (Eto) (PF) (HA) (0.62) / (IE)

Where:
 57.3 = Reference Evapotranspiration (Eto) (Ref: CIMIS)
 PF = Plant Factor per Hydrozone
 HA = Hydrozone Area (square feet)
 0.62 = Conversion factor (inches to gallons)
 IE = Irrigation Efficiency per Sprinkler Type

Hydrozone 5: Medium water use trees, shrubs and ground cover; drip. PR= 0.21

PF = 0.5
 HA = 3,095 (square feet) 0.071051 Acres
 IE = 0.9
 EWU = 61084.98333 (gallons per year) 0.167483 acre-feet/year **81.66442 ccf/year**

Irrigation Schedule

Hydrozone 6: Medium water use trees, shrubs and ground cover; drip.

Prescription Rate = 2.21 inches per hour

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
INCHES PER HOUR	4.3	3.8	2.0	4.0	8.0	8.0	6.0	6.0	4.0	3.0	2.0	1.0
DAYS PER WEEK	3	4	5	5	6	6	6	5	5	5	3	2
MINUTE PER HOUR	14	43	40	60	60	105	147	100	77	63	40	20
CYCLE TIME	1	1	1	1	1	1	1	1	1	1	1	1
MINUTE CYCLE	14	43	40	60	60	105	147	100	77	63	40	20
GALLONS PER HOUR	615	2,352	2,423	5,733	2,250	9,028	10,513	8,817	6,567	4,367	3,992	1,182
GALLONS PER MONTH	62	314	458	768	853	1,907	1,341	1,182	881	561	257	158

Total Estimated Water Use for All Hydrozones (EWU) - Sum

EWU = 61,085 (gallons per year) 0.167483 Acre-Feet per Year
82 (100 cubic feet per year) 0.001875 Acres

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
(Symbol)	ARBUTUS UNEDO STRAWBERRY TREE	20"	15 GAL
(Symbol)	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	30"	15 GAL
(Symbol)	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING CRAPE MYRTLE	20"	15 GAL
(Symbol)	PISTACHIA CHINENSIS 'KEITH DAVIES' SEEDLESS CHINESE PISTACHE	40"	15 GAL

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
(Symbol)	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	7'	5 GAL
(Symbol)	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3'	1 GAL
(Symbol)	DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL
(Symbol)	ROSA 'X NOARE' P.P.# 11308 FLOWER CARPET® RED GROUND COVER ROSE	3'	1 GAL

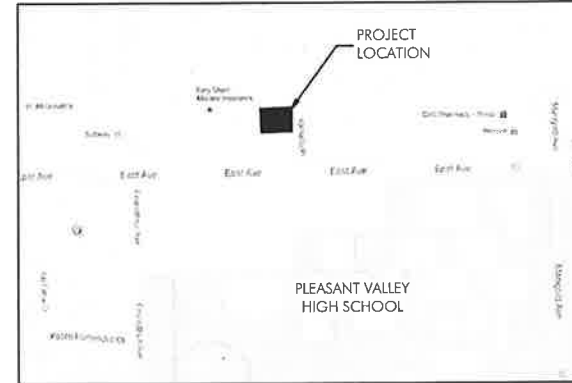
GROUND COVER

SYMBOL	LATIN NAME/ COMMON NAME	SPACING	CONTAINER SIZE
(Symbol)	HYPERICUM CALCYCIUM ST. JOHN'S WORT	18"	FLATS

BARK MULCH

A UNIFORM 2" MINIMUM LAYER OF WALK-ON FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS (EXCEPT FOR TURF AREAS AND AREAS TO RECEIVE RIVER COBBLE GROUND COVER).

VICINITY MAP



PLAN LEGEND

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	LIMIT OF WORK
3	EXISTING CITY SIDEWALK, TO REMAIN
4	EXISTING FIRE HYDRANT
5	NOT USED
6	EXISTING 6' HIGH WOOD FENCE (TO REMAIN)
7	HVAC LOCATIONS, GROUND MOUNTED, SEE ARCHITECTS PLANS
8	CITY STREET TREE, INSTALL WITH ROOT BARRIERS IN ACCORDANCE WITH CITY OF CHICO STANDARD DETAIL
9	REDWOOD HEADER
10	BICYCLE PARKING (INVERTED 'U' STYLE, 2 BIKE CAPACITY)
11	AREA LIGHT, 12 FOOT LUMINERE HEIGHT WITH GLARE CUT OFF AS REQUIRED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTY
12	4 FOOT HIGH ENCLOSURE WITH DOUBLE SWING, LATCHING METAL DOORS FOR TRASH AND RECYCLING BINS, COLORS AND FINISHES TO MATCH BUILDING
13	CONCRETE WALKWAY
14	NEW DRIVE CUT, BY OTHERS

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			2,109 SF	
SHADE AREA PROVIDED				
PISTACHIA CHINENSIS				
F FULL	1,256 SF	0	0	0
TQ THREE QUARTER	942 SF	1	942 SF	44.7%
H HALF	628 SF	0	0	0
Q QUARTER	314 SF	0	0	0
CRAPE MYRTLE				
F FULL	176 SF	0	0	0
TQ THREE QUARTER	132 SF	0	0	0
H HALF	88 SF	0	0	0
Q QUARTER	44 SF	2	88 SF	4.2%
STRAWBERRY TREE				
F FULL	314 SF	0	0	0
TQ THREE QUARTER	235 SF	0	0	0
H HALF	157 SF	0	0	0
Q QUARTER	79 SF	2	158 SF	7.5%
TOTAL SHADE AREA PROVIDED			1,188 SF	56.3%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	2,109 SF	
PARKING LOT LANDSCAPE	106 SF	5%

SOILS STATEMENT

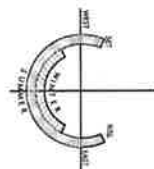
THIS SITE IS LOCATED IN A REGION KNOWN TO HAVE TUSCAN FORMATIONS AND LAVA CAPS. SITE SOILS ARE OF INFERIOR QUALITY. PRIOR TO LANDSCAPING, THE SOIL AT LANDSCAPE PLANTERS SHALL BE RIPPED AND CROSS RIPPED TO A MINIMUM DEPTH OF 12 INCHES INCORPORATING AMENDMENTS AS PER THE RECOMMENDATIONS OF A SOILS REPORT BY AN ANALYTICAL LABORATORY. SOILS SHALL BE DECOMPACTED TO A MINIMUM OF 30 INCHES AT TREE PLANTING LOCATIONS.

OFFICE AT 2505 VALHALLA PLACE

PRELIMINARY LANDSCAPE PLAN

Prepared for:

CHRIS AND LISA PARK
 2373 BLOOMINGTON AVE.
 CHICO, CALIFORNIA 95928



SOLAR INFLUENCE



BAR SCALE



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

Prepared by:

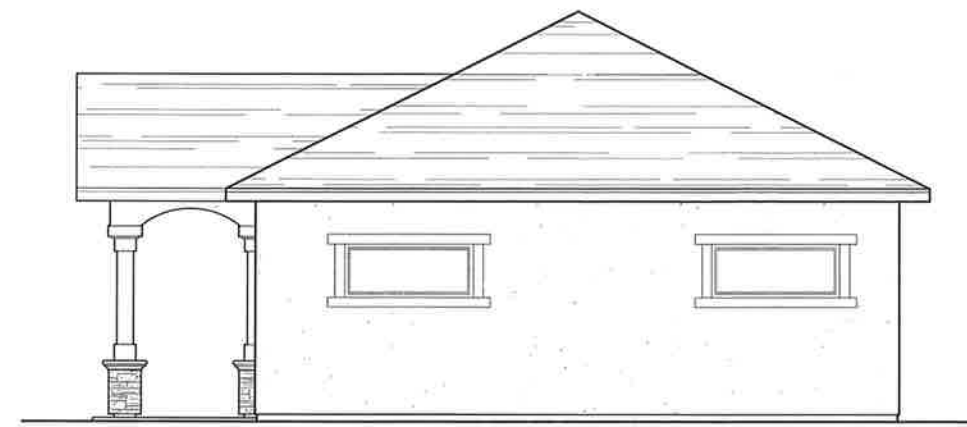
DATE: APRIL 14, 2016
 PROJECT NUMBER: 1899
 DRAWN: JBB



BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130/ FAX: (530) 899-1920
 www.BFLAdesign.com www.facebook.com/BFLAdesign



LEFT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

ATTACHMENT E

Rev	Date	#

GREGORY A. PEITZ
ARCHITECT
 383 Rio Lindo Ave., Chico, CA. 95926 (530) 894-5719
 Email: gregpeitz@sbcglobal.net

OFFICE
 FOR: CHRIS & LISA PARK
 AT: 2505 VALHALLA PLACE
 CHICO, CALIFORNIA



PARK
 OFFICE

Date FEB. 2016

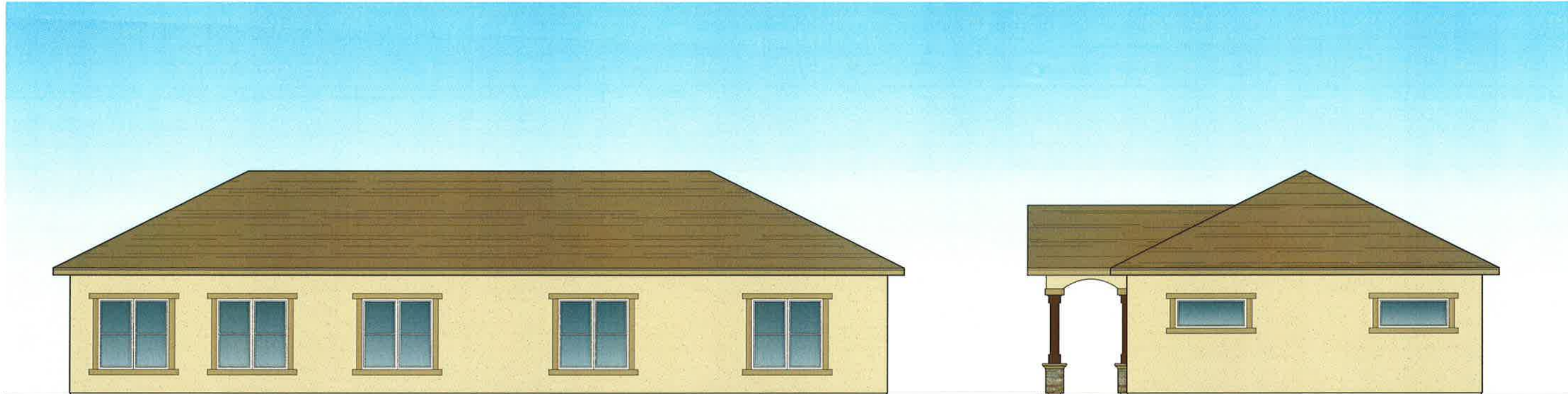
Scale

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15-2116

Sheet

ARB2



REAR ELEVATION

SIDE ELEVATIONS



FRONT ELEVATION

**DOCTOR PARK
OFFICE**

DR. PARK OFFICE



STUCCO -
'LA HABRA' - SILVERADO 820



STUCCO -
'LA HABRA' - CLAY 830



ACCENT (DOOR) - 'SHERWIN WILLIAMS'
RUSTIC RED - SW 7593



STUCCO STONE -
'EL DORADO' -
LEDGER STONE



ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
DRIFTWOOD

LIGHT FIXTURES

ECOLUME QUICK SHIP

In response to increasingly tight delivery schedules, Emco has developed a 3-Day Quick Ship Program that makes it easy to order our most popular and versatile luminaires, poles and options. Lamps for all luminaires are in stock.

When specifying, please pay particular attention to the size of luminaire, wattage and optical system desired. Refer to www.sitelighting.com for the most current information.



QUICK SHIP AREA LIGHTING LUMINAIRES

EC14 – Ecolume, 14" square

- 150HPS or 175MH
- Multi-Tap Ballast (120/208/240/277) Ties to 277V
- Bronze Painted (BRP)
- Type 3H or FH (Forward Throw)
- Arm Mount, Wall Mount (no arm), Wall Mount with Arm

Ship From: York, Pennsylvania
Dallas, Texas
San Jose, California

PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH
EC	A	14	1	3H	175MH	277	BRP
EC	A Arm Mount W Wall Mount WA Wall Mount w/Arm	14	1 2 3 4	3H, FH	150HPS, 175MH	120, 208, 240, 277	BRP = Bronze Paint

EC18 – Ecolume, 18" square

- 250HPS, 400HPS, 250MH or 400MH
- Multi-Tap Ballast (120/208/240/277) Ties to 277V
- Bronze Painted (BRP)
- Type 3H or FH (Forward Throw)
- Arm Mount, Wall Mount (no arm), Wall Mount with Arm

Ship From: York, Pennsylvania
Dallas, Texas
San Jose, California

PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH
EC	A	18	1	3H	250MH	277	BRP
EC	A Arm Mount W Wall Mount WA Wall Mount w/Arm	18	1 2 3 4	3H, FH	250HPS, 400HPS, 250MH, 400MH	120, 208, 240, 277	BRP = Bronze Paint

Add suffix to the end of the order number - 

Example: **EC A 14 1 3H 175MH 277 BRP OPT2**

OPTIONS

Options:

- AP Adjustable Knuckle - Pole Mount
- AT Adjustable Knuckle - Tenon Mount
- PTF2 Pole Top Fitter 2 3/8" diameter tenon for use with a 14" - 16" Luminaire (2 3/8" X 4")

STANDARD 'SHOEBOX' STYLE (GARDCO: ECOLUME MODEL: EC A 14 1 3V 150HPS 120 BRP WITH CUTOFF SHROUDS TO ELIMINATE LIGHT SPILLAGE ONTO ADJACENT PROPERTY AND INTO NIGHT SKY).
TYPE OF LAMP: 150 WATT HIGH PRESSURE SODIUM.