



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 08/17/16

DATE: August 9, 2016

File: AR 15-35

TO: Architectural Review and Historic Preservation Board

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

RE: Humboldt Oaks Apartments - 2160 Humboldt Road, APN 002-050-061

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 15-35 (Humboldt Oaks Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct 40 apartment units on a 2.2-acre site pre-zoned CC (Community Commercial) (See **Attachment A**, Location Map, and **Attachment B**, Project Description). The site is pre-designated Commercial Mixed-Use by the City of Chico General Plan. Allowable residential densities within the City's CC zone and CMU General Plan designation range from 6 to 22 dwelling units/acre.

Currently unincorporated, the applicant has applied for annexation under a separate application. Any City approvals for the subject apartments will be contingent upon and not take effect until successful annexation of the site into City jurisdiction has occurred.

The project site consists of a vacant residential parcel that has also served as a contractor's yard in recent years. Structures on the property include a single-family residence (1,200 sq. ft.), detached office (1,600 sq. ft.) and workshop (3,600 sq. ft.). The site fronts on Humboldt Road and backs up to State Route 32 (SR 32). The site is approximately 133 feet in width along Humboldt Road, widening to 380 feet along SR 32, and is 385 feet in depth. Surrounding land uses include a residential senior care facility (east), single-family residential (west and north, across SR 32), and community gardens on City-owned property located south of Humboldt Road.

The proposed development includes construction of a 40-unit apartment complex ("Humboldt Oaks Apartments"), resulting in a gross density of 17.4 units per gross acre (see **Attachment C**, Site Plan and **Attachment D**, Floor/Roof Plans). The site design calls for four new buildings: two 2-story buildings with eight units each near the Humboldt Road frontage and two 3-story buildings with 12 units each located near the rear of the site adjacent to SR 32. Each floor of each building would have four units.

A new entrance drive and pedestrian path would provide exclusive access to the site from Humboldt Road. The project would include an 85-space parking area with landscaping around the buildings and between parking fields. Bicycle parking for guests (8 spaces total) is provided near the front of each building. Indoor bicycle storage for tenants is provided in storage closets, half of which would be located on private patios and the other half located directly adjacent to ground-floor entry paths (see floor plans). The project also features an outdoor picnic shelter, two trash enclosures, and a centralized mailbox location.

The landscape plans call for a variety of species, predominantly with moderate water demands (see **Attachment E**, Landscape Plans). Parking lot shading is estimated to reach approximately 59 percent at maturity, with Valley oak and madrone providing most of the pavement shade. Boston ivy is proposed at the trash enclosures to create a green-wall screening effect in the future. As shown on the plans, electrical transformer boxes would be painted with unique graphics, with the exact artwork to be selected by the owner and reviewed by planning staff.

The proposal includes 6-foot, capped cedar fencing along SR 32 and interior property lines, except along the easterly boundary where existing 6-foot wooden fencing is in good condition. Elements associated with the picnic area are featured on the landscape plans.

Tree removal would include four Valley oaks, 6- to 8-inches in size. Although the landscape plans indicate otherwise, no mitigation is required for the proposed tree removal pursuant to the City's Tree Preservation Regulations (CMC 16.66), as the trees in question are too small to qualify. Several trees around the perimeter of the site are planned for preservation. Conditions would require protection of the trees during construction.

The proposed architecture is a modern-style, garden apartment with Craftsman-inspired accents and highly-articulated façades (see **Attachment F**, Elevations). The building exteriors would be a combination of cement plaster with and corrugated metal siding, with flat metal awnings and varied hip-roof and parapet roof lines. Each building is designed around a central, covered staircase that provides access to the units. Roof-mounted air condenser units would be hidden behind parapets.

Three color schemes are proposed: a Brown-Tan-White combination for two of the buildings, a Green-Red-White combination for one of the 3-story buildings, and a Blue-Gray-White combination for one of the 2-story buildings (see **Attachment F**, Elevations, and **Attachment G**, Perspective Renderings).

Exterior lighting would include 14-foot, LED parking lot lights and various wall-mounted fixtures (see **Attachment H**, Photometrics and **Attachment I**, Lighting Cut-sheets). All fixtures are full-cutoff and would be directed downward, except for the motion-sensing lights that would be contained within the trash enclosures.

DISCUSSION

The proposed project would establish a higher density residential use on an existing transit route with nearby shopping opportunities. The proposed apartments would be compatible with the adjacent senior residential care facility, and would not unduly impact the existing single-family residential uses located west of the site. Although many of the nearby properties to the

west are developed with low-density residential uses, the area has been planned for some time to be redeveloped with a combination of commercial and higher-density residential uses. The project 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) by transitioning from 2-story buildings toward the front of the site to 3-story buildings toward the rear. The design is also consistent with policies that call for a strong pedestrian orientation by promoting interactions among tenants with entryways in close proximity to one another, and including color schemes that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4). The predominantly drought tolerant species selected for the landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The proposal is consistent with Design Guidelines (DGs) that call for incorporating common open space into the project design and including structural elements such as balconies and covered entryways (DG 4.1.41, 4.1.42, and 4.1.45). The design reinforces a pedestrian-friendly environment by situating the 2-story buildings nearer to the Humboldt Road frontage, and obscures views to parking areas with buildings and landscaping (DG, and 4.1.42). The building color schemes and parking areas are situated to promote easy wayfinding and vehicle visibility to residents, consistent with DGs 4.1.31 and 4.1.52.

Since only private patios will face Humboldt Road, the design may be less consistent with DGs that encourage fostering a sense of community by orienting front entryways toward the public street, as (4.1.35, 4.1.11, 4.1.13 and 4.1.24). See Architect's Project Description, **Attachment B**, for additional DG analysis.

Rooftop condenser units and views of most of the surface parking would be screened by the buildings. Landscaping will comply with State water conservation requirements. Patios would provide some amount of private outdoor space for each unit, complemented by a common picnic area. Staff recommends approval.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project falls within the scope of the Initial Study and Mitigated Negative Declaration (IS/MND) that was adopted by the City Council on 08/02/16 (State Clearinghouse No. 2016062052). Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. All of the mitigation measures identified by the IS/MND apply to the Humboldt Oaks Apartments development and are included in the recommended conditions, below.

Architectural Review

According to 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 project 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) by

transitioning from 2-story buildings toward the front of the site to 3-story buildings toward the rear. The design is also consistent with policies that call for a strong pedestrian orientation by promoting interactions among tenants with entryways in close proximity to one another, and including color schemes that will aid way-finding amongst the buildings (CD-3.2 and CIRC-4). The predominantly native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The project is not located within the bounds of a specific plan or neighborhood 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 proposal is consistent with Design Guidelines that call for incorporating common open space into the project design and including structural elements such as balconies and covered entryways (DG 4.1.41, 4.1.42, and 4.1.45). The design reinforces a pedestrian-friendly environment by situating the 2-story buildings nearer to the Humboldt Road frontage, and obscures views to parking areas with buildings and landscaping (DG 4.2.52, 4.1.53 and 4.2.12). The building color schemes and parking areas are situated to promote easy wayfinding and vehicle visibility to residents, consistent with DGs 4.1.31 and 4.1.52.

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 modern residential style with rural accents (corrugated metal), that include a variety of masses and forms that will be visually compatible with the site and surrounding residential development. Exterior equipment will be properly screened from view by the buildings 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 three-story buildings will be larger than other nearby structures, however will not block existing private views. Three-story construction is consistent with the adjacent R3 and CC zoning districts, the existing nearby sites with which the project would contrast most are single-story residential buildings that are not consistent with the R3 zoning standards. Because the project is located within an area transitioning toward zoning compliance (i.e. will likely be annexed and able in the future to redevelop at higher densities with larger buildings), it is found that the proposed structures are compatible with the site and do not unnecessarily block views from other structures or unacceptably dominate their surroundings, and are consistent with General Plan policies that encourage infill development.

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 and will provide a variety of structure, color and coverage of open spaces between buildings and parking fields. Preserving existing healthy trees, as conditioned, around the perimeter will aide in buffering the site from adjacent residential development.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-35 (Humboldt Oaks Apartments). The approval documents for this project are date stamped Mar 29, 2016.
2. 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.
3. The approval of AR 15-35 (Humboldt Oaks Apartments) shall only become effective upon successful annexation of the subject site (A.P. No. 002-050-061) to the City of Chico.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. Additional public right-of-way along Humboldt Road shall be dedicated, as necessary to provide a 32-foot half-section and new public frontage improvements (curb/gutter/sidewalk, etc.), shall be installed during project construction, as required by the Public Works Department.
6. Trees shown to be retained with the project shall be protected during construction. Landscape plans shall include a sheet that specifies tree protection fencing around the drip line of all retained trees, and note that the fencing shall be inspected by Planning staff prior to commencement of demolition, clearing/grubbing, or other construction activities. Civil and architectural drawings shall be modified, as applicable, to avoid any trenching and to minimize hardscape improvements and/or grade changes within existing drip line areas. Landscape plans shall specify appropriate mulch materials to be placed beneath existing drip lines at project completion.
7. The developer shall comply with the mitigation measures set forth by the adopted Mitigated Negative Declaration and Mitigation Monitoring Program for the "Humboldt Oaks Apartments (ANX 15-05, UP 15-18, AR 15-35)", as follows:
 - a. MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases 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://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. Examples of these types of measures include but are not limited to:

- Limiting idling of construction vehicles to 5 minutes or less.
 - Ensuring that all small engines are tuned to the manufacturer's specifications.
 - Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
 - Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
 - Using electric powered equipment when feasible.
- b. MITIGATION D.1 (Biological Resources): Vegetation removal or ground disturbance should be conducted between September 1st and February 28th (non-breeding season) to prevent impacts to protected birds that may be utilizing the project area to nest. If vegetation removal or ground disturbance occurs during the breeding season (March 1st-August 31st), then a pre-construction survey should be conducted by a qualified biologist to locate potential nests of protected bird species and establish a no disturbance buffer zone around nests that is sufficient to ensure breeding is not likely to be disrupted or adversely impacted by construction activities. No construction activities will commence within the buffer area until a qualified biologist confirms the nest is no longer active. The survey should be conducted no more than 14 days before the beginning of construction. If no nests are identified, no additional mitigation would be necessary.
- c. MITIGATION E.1. (Cultural Resources): Prior to any ground disturbance the developer shall arrange to have a qualified archaeologist conduct a pedestrian survey within the parcel(s) planned for development/redevelopment in the annexation area, with a tribal monitor from the Mechoopda Tribe present. The survey shall determine the number and placement of shovel test pits to investigate the possibility of subsurface resources. Soil from the test pits shall be screened through standard quarter-inch mesh (hardware cloth). The results of the survey shall be reported to City planning staff by letter from the consulting archaeologist. If no subsurface evidence of prehistoric cultural resources is located, no additional pre-construction mitigation is necessary under this measure. Should any prehistoric cultural resources be located, additional consultation with the Mechoopda Tribe shall occur before any construction-related ground disturbance. If historic resources are discovered, evaluation by a qualified archaeologist will be necessary before any construction related ground disturbance.
- d. MITIGATION E.2. (Cultural Resources): Prior to the start of any construction or ground disturbance, the developer shall arrange for construction crews to be given cultural awareness training by a qualified archaeologist, and shall provide adequate notification to City planning staff regarding the time and location of the training.
- e. MITIGATION E.3. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any evidence of prehistoric cultural resources (freshwater shells, beads, bone tool remnants or an assortment of bones, soil changes including subsurface ash lens or soil darker in color than surrounding soil, lithic materials such as flakes, tools or grinding rocks, etc.), or historic cultural resources (foundations or walls, structures and remains with square nails, refuse deposits or bottle dumps, often associated with wells or old

privies), the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A qualified archaeologist shall be retained by the developer to evaluate the significance of the find. Further, Planning staff shall notify the Mechoopda Tribe to provide 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. If human remains are discovered, all work must immediately cease, and the local coroner must be contacted. Procedures for the discovery of human remains will be followed in accordance with provisions of the State Health and Safety Code, Sections 7052 and 7050.5 and the State Public Resources Code Sections 5097.9 to 5097.99. If the Coroner determines that the remains are those of a Native American, the Coroner shall contact the NAHC and subsequent procedures shall be followed, according to State Public Resources Code Sections 5097.9 to 5097.99, regarding notification of the Native American Most Likely Descendant. 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. Architect's Project Description
- C. Site Plan
- D. Floor/Roof Plans (7 sheets)
- E. Landscape Plans (2 sheets)
- F. Building Elevations (8 sheets)
- G. Perspective Renderings (5 sheets)
- H. Photometric Plans (4 sheets)
- I. Lighting Details (15 pages)

DISTRIBUTION (5)

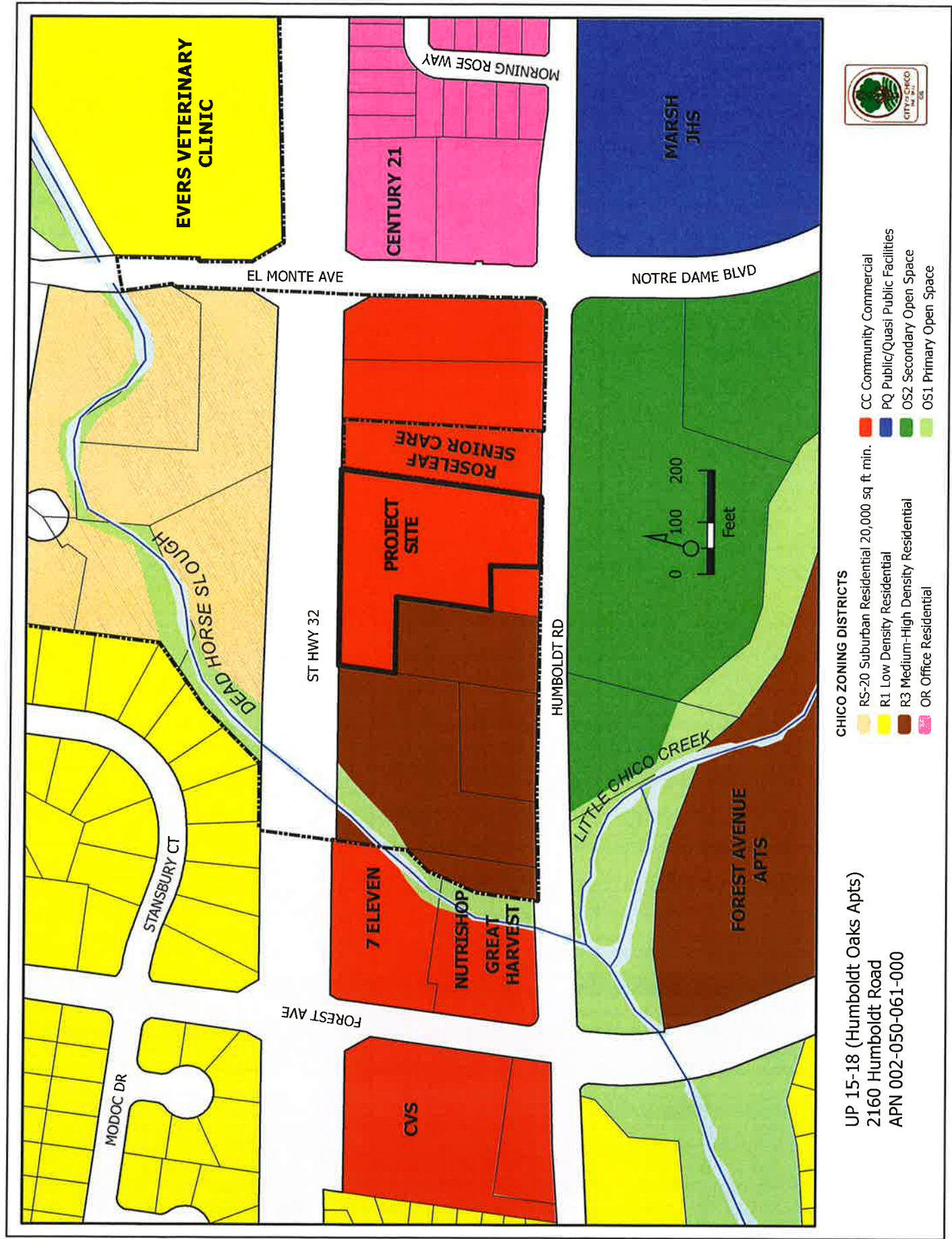
Bob Summerville, Senior Planner

Mike Sawley, Associate Planner

Fishcamp, LLC, Attn: Pat Conroy, 1357 East 8th Street, Chico, CA 95928

NorthStar Eng., Attn: Ty Yurkovic, 111 Mission Ranch Blvd, Ste. 100, Chico, CA 95926

Files: AR 15-35



PROJECT NARRATIVE

HUMBOLDT OAKS APARTMENTS

Humboldt Apartments is a 40-unit multifamily development located at 2160 Humboldt Road (APN 002-050-061). The site consists of 2.2 net acres of land that is not annexed to the City of Chico. The project is currently undergoing the annexation process for Community Commercial (CC) zoning. The site is bounded by State Highway 32 to the north, a senior care facility on a city parcel zoned Community Commercial (CC) to the east, residential units on the Medium High Density Residential (R3) parcels to the west, and Humboldt on the south.

The existing parcel is covered with grasses and has trees along the edges. It gently slopes from the south to the north east at about 1% and appears flat with only minor slope changes. The portion of the parcel bordering Humboldt Road is developed with street lights and utilities. Frontage improvements per city standards will include new curb and gutters at abandoned driveways, new curb ramp at proposed drive aisle and new 5'-0" wide separated pedestrian sidewalk. The site contains three existing structures (a residence, a barn, and a dog kennel) that will be removed prior to construction.

The proposed project is a garden-style apartment with an urban bent, targeting young professionals and single parents, opting for a quiet but contemporary aesthetic. The complex contains 40 market rate units (17.54 DU/Ac) with a unit mix of 20 two-bedroom and 20 two-bedroom plus a den units. The site building layout includes both two-story and three-story structures with the taller buildings concentrated at the rear of the property, away from Humboldt Road, and all buildings setback a minimum of 25' from the adjacent State Highway 32. It is the goal of the project to create a quality development where individuals and small families can enjoy a quiet atmosphere without the burden of home maintenance. The project is ideally located to facilitate plentiful alternatives to driving; these include proximity to commercial services at Forest Avenue to the west, the class II bike path along Humboldt, and the local bus route #7 passing in front of the project with a bus stop at Marsh Jr. High.

SITE DESIGN

The amenities available to the residents include private balconies or patios, a community outdoor gathering and BBQ area (DG 1.1.31, 1.1.32, 4.1.43) and efficient lighting (DG 1.5.12, 4.1.44). Throughout the site will be drought-resistant landscape with small scale stone ground cover, shrubs and an abundance of significant shade trees. The pedestrian access that passes through the buildings at ground level gives residents two alternative routes from parking to their unit (DG4.1.52).

The property has a fairly narrow frontage (+/-133') along the access street (Humboldt Road). This precipitates that ten percent of the multi-family units front Humboldt Road. We were able to site one building (DG 1.1.15 4.1.13) facing Humboldt with a 24' wide vehicular traffic path and a 5' pedestrian path from the public way. This vehicular path penetrates to the rear of the property, providing straight-forward access to on-site parking. We have provided 85 on-site parking spaces, six of which

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are compact spaces, four of which are accessible and the balance at 9'-0" wide by 18'-0" deep. The vast majority of on-site parking is screened by buildings, fences and the property configuration (DG 1.1.14, DG 4.1.55). We have provided two trash enclosures on site with a central mail box to serve the four buildings. Each building has 2 alternate pedestrian paths for access (DG 4.1.41).

Site lighting is provided by a combination of parking lot cut-off pole lighting (14') and wall mounted cut-off lighting to augment the pedestrian paths. All site lights are LED light sources. Attached is a photometric plan for the site illustrating light levels. (DG 4.1.53)

BUILDING DESIGN

We have 2 two-story buildings (8 units) and 2 three-story buildings (12 units) (DG 4.2.13, 4.2.12). We have an attractive modern style (DG4.1.15). The two-story units are at the front of the property and the three-story buildings are at the rear of the property (DG 4.1.12). We have selected three distinct color schemes for the four buildings on site (DG 4.1.31). The exterior walls are a mix of colorful metal siding and cement plaster (DG 4.2.11). The color schemes will facilitate way-finding by differentiating buildings visually (DG 4.1.31). The metal is a nod to the future, while the plaster is a nod to plethora of plaster faced buildings here in Chico (DG4.1.15). The roofs are a combination of composition shingled hip roofs with wood corbels/beam expressions at the corners and single-ply low-slope roofs mixed with parapet walls that screen roof-top HVAC units (DG 1.3.78, DG 4.1.15, DG 4.1.23, DG 4.2.11).

Each building is comprised of 4 units per floor separated by a common covered stair in the center. Tenants have access to enclosed bicycle storage either located on the unit patio/balcony or off the pedestrian path that leads to the stair. Visitor bicycle parking is located adjacent to each building's primary entrance (DG 4.1.34) By splitting the living units with two units on either side of the stair, we are providing very interesting building massing and an inviting, protected, efficient access to each unit (DG 4.2.14, DG 4.2.43). Each building's primary pedestrian access is identified by a large stone and Italian Cypress in our landscape design (DG 4.1.31).

We have used off-set wall planes combined with material and color changes to create architectural interest around all sides of each building (DG 4.2.21). The planes also extend beyond a single floor in many places (DG4.2.21, DG 4.2.31), creating compositional interest beyond the traditional floor by floor, unit by unit, expressions so prevalent in multi-family architecture. Each bedroom window is shaded by roof overhangs or horizontal powder-coated metal shades to protect the glazing and create interesting shadow patterns that move across the wall with the sun (DG4.1.23, DG 4.2.22, DG 4.2.31).

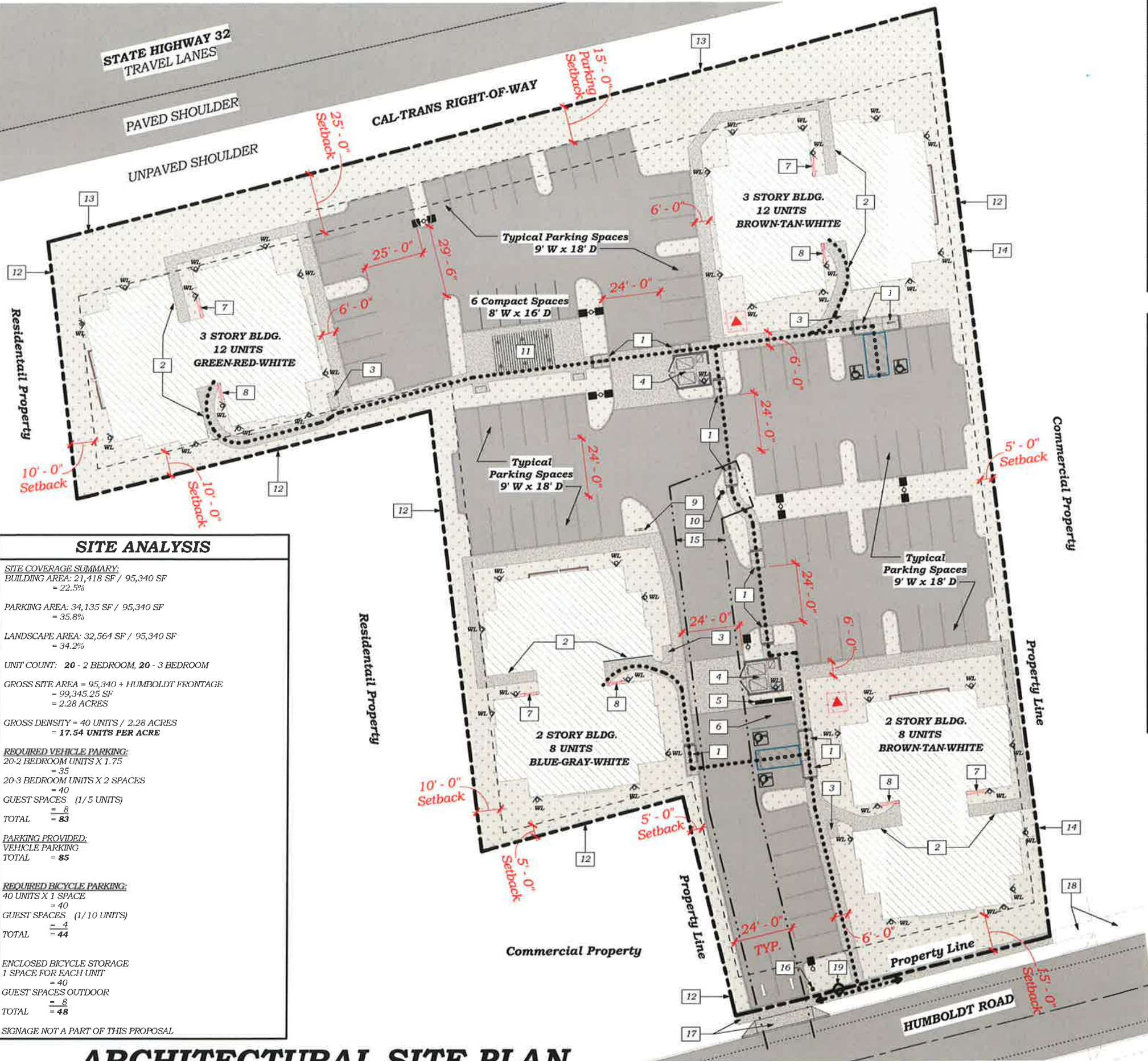
We are very pleased to submit this project for your consideration. We feel that this project will be a wonderful architectural addition to the City of Chico! The Owners are looking to change the architectural paradigm in Chico toward providing buildings that speak to the future and a younger sense of aesthetics!

STATE HIGHWAY 32
TRAVEL LANES

PAVED SHOULDER

UNPAVED SHOULDER

CAL-TRANS RIGHT-OF-WAY



SITE ANALYSIS

SITE COVERAGE SUMMARY:
 BUILDING AREA: 21,418 SF / 95,340 SF = 22.5%
 PARKING AREA: 34,135 SF / 95,340 SF = 35.8%
 LANDSCAPE AREA: 32,564 SF / 95,340 SF = 34.2%
 UNIT COUNT: 20 - 2 BEDROOM, 20 - 3 BEDROOM
 GROSS SITE AREA = 95,340 + HUMBOLDT FRONTAGE = 99,345.25 SF = 2.28 ACRES
 GROSS DENSITY = 40 UNITS / 2.28 ACRES = 17.54 UNITS PER ACRE

REQUIRED VEHICLE PARKING:
 20-2 BEDROOM UNITS X 1.75 = 35
 20-3 BEDROOM UNITS X 2 SPACES = 40
 GUEST SPACES (1/5 UNITS) = 8
 TOTAL = 83

PARKING PROVIDED:
 VEHICLE PARKING = 85

REQUIRED BICYCLE PARKING:
 40 UNITS X 1 SPACE = 40
 GUEST SPACES (1/10 UNITS) = 4
 TOTAL = 44

ENCLOSED BICYCLE STORAGE 1 SPACE FOR EACH UNIT = 40
 GUEST SPACES OUTDOOR = 8
 TOTAL = 48

SIGNAGE NOT A PART OF THIS PROPOSAL

ARCHITECTURAL SITE PLAN

KEYNOTES

- 1 CURB RAMP
- 2 ENCLOSED RESIDENT BICYCLE PARKING
- 3 GUEST BICYCLE PARKING
- 4 TRASH ENCLOSURE - 8'-0" CMU WITH VINE COVERAGE
- 5 POSTAL BOXES
- 6 POSTAL DELIVERY PARKING
- 7 BUILDING ELECTRICAL SERVICE AND METERS
- 8 BUILDING GAS SERVICE & METERS
- 9 MAIN WATER CONNECTION, METER & BACKFLOW PREVENTER-SCREENED BY LANDSCAPING
- 10 PROPOSED ON-SITE FIRE HYDRANT
- 11 PICNIC SHELTER
- 12 PROPOSED 6'-0" HIGH WOODEN FENCE
- 13 PROPOSED 6'-0" HIGH WOODEN FENCE, BOARD AND BATTEN WITH CAP
- 14 EXISTING 6'-0" HIGH WOODEN FENCE TO REMAIN
- 15 PROPOSED WATER LINE EASEMENT
- 16 ILLUMINATED DIRECTORY SIGN
- 17 PROPOSED FRONTAGE IMPROVEMENTS PER CITY STANDARDS- NEW CURB & GUTTER AT ABANDONED DRIVEWAYS, NEW DRIVE AISLE CURB RAMP & 5'-0" WIDE SEPARATED PEDESTRIAN SIDEWALK
- 18 EXISTING DRIVE AISLE CURB RAMP & 5'-0" WIDE SEPARATED PEDESTRIAN SIDEWALK
- 19 EXISTING POWER POLE TO REMAIN

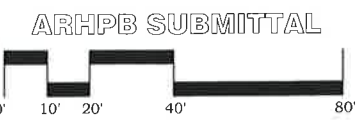
SITE LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- ACCESSIBLE PATH OF TRAVEL
- OR 14' - 0" LED POLE MOUNTED LIGHT - SEE CUT SHEET
- WALL MOUNTED DOWN LIGHT - SEE CUT SHEET
- ELECTRICAL TRANSFORMER - ARTISTICALLY PAINTED
- LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- CONCRETE HARDSCAPE & TRASH ENCLOSURE APRON
- ASPHALT DRIVE AISLE & PARKING

RECEIVED

MAR 29 2016

CITY OF CHICO
PLANNING SERVICES



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PRELIMINARY
NOT FOR
CONSTRUCTION

HUMBOLDT OAKS APARTMENTS
 FISHCAMP LLC
 (APN 002-050-061)
 2160 HUMBOLDT RD. CHICO, CA

DATE	DESCRIPTION

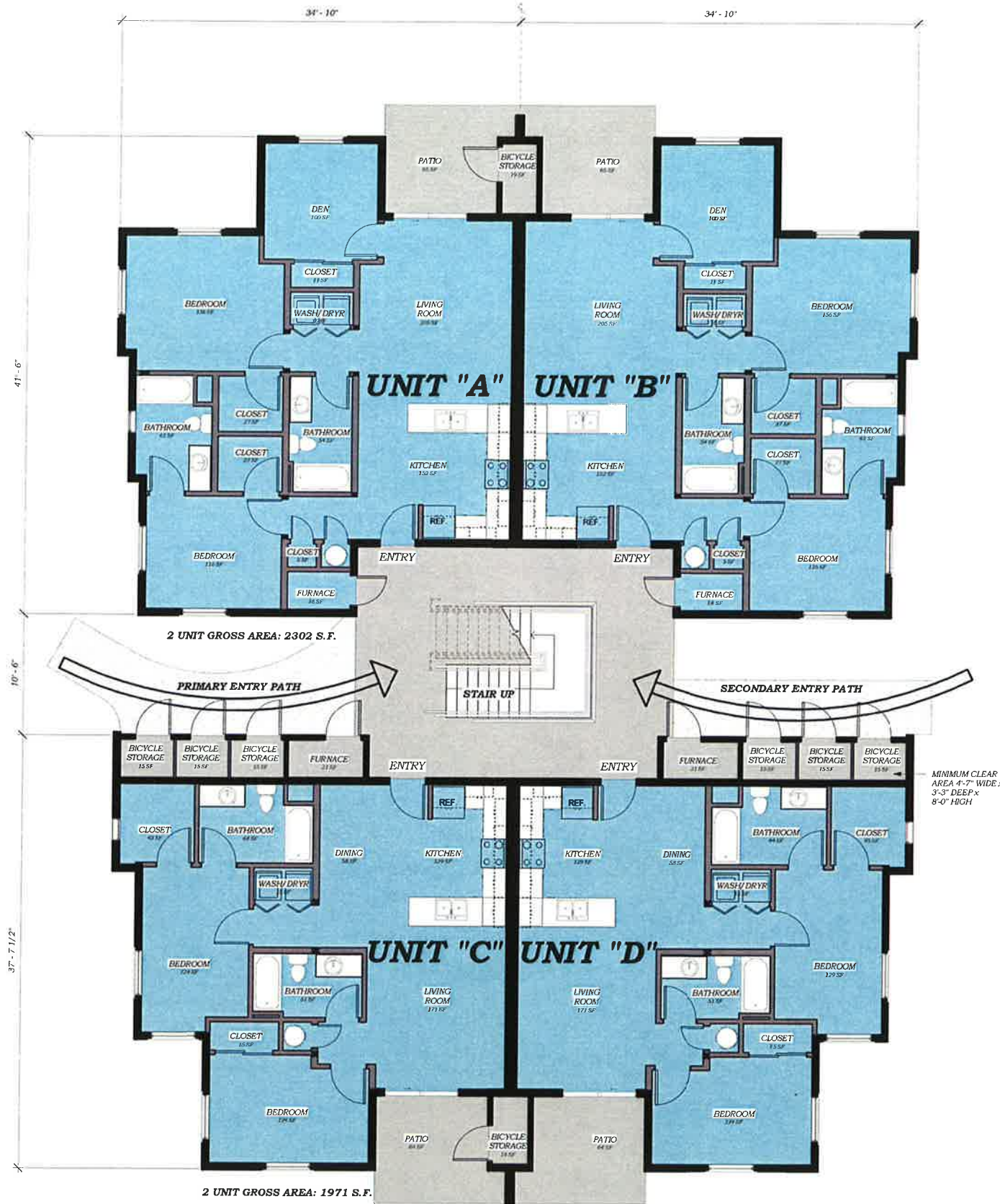
Sheet Title:
ARCH SITE PLAN

Status:
ARHP SUBMITTAL

Drawn By: TJY
 Checked By: LBC
 Date: 03/24/16
 Job No: 15-143
 Sheet No: A.101

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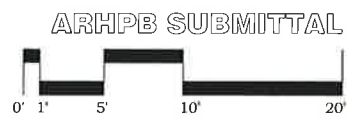
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3 STORY BLDG. - GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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 MAR 29 2016
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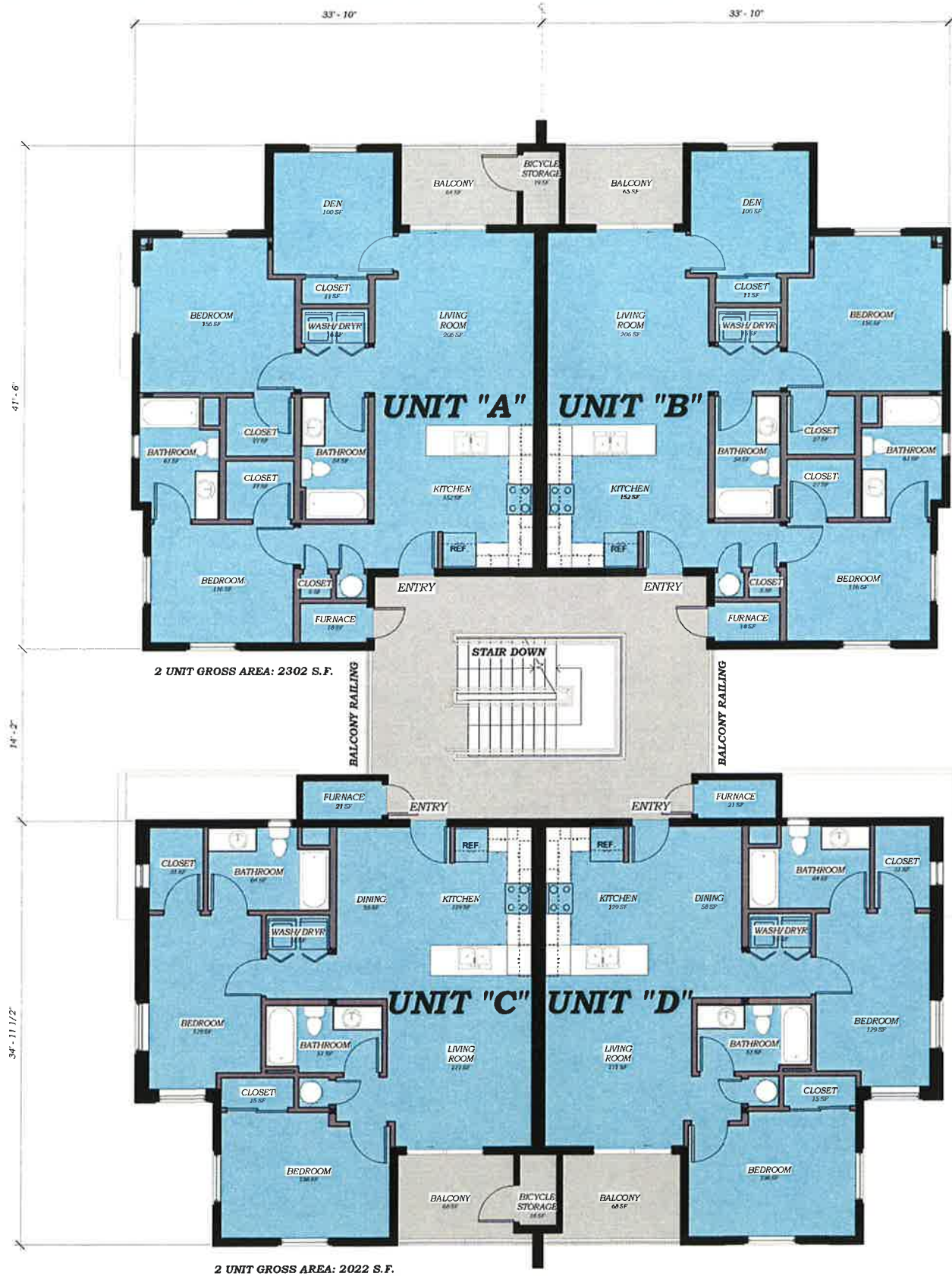
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 USE/REUSE STAMP

HUMBOLDT OAKS APARTMENTS
 FISHCAMP LLC
 (APN 002-050-061)
 2160 HUMBOLDT RD. CHICO, CA

DATE	DESCRIPTION

Sheet Title:	
3 STORY - GROUND FLOOR - ARHPB	
Status:	
ARHPB SUBMITTAL	
Drawn By:	Author
Checked By:	Checker
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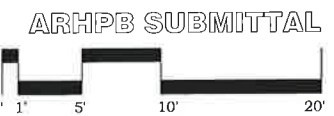
3 STORY BLDG. - SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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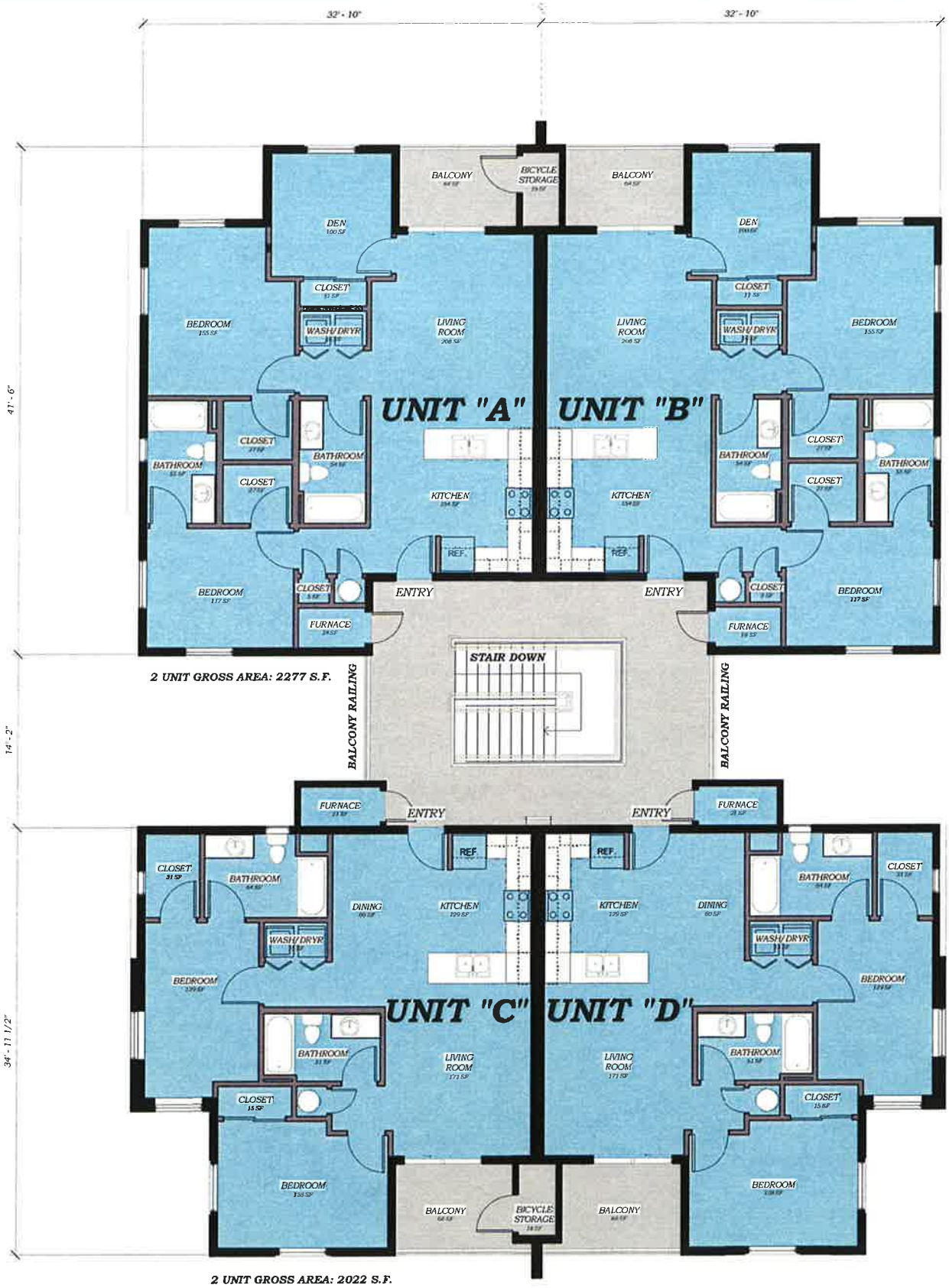
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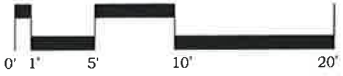
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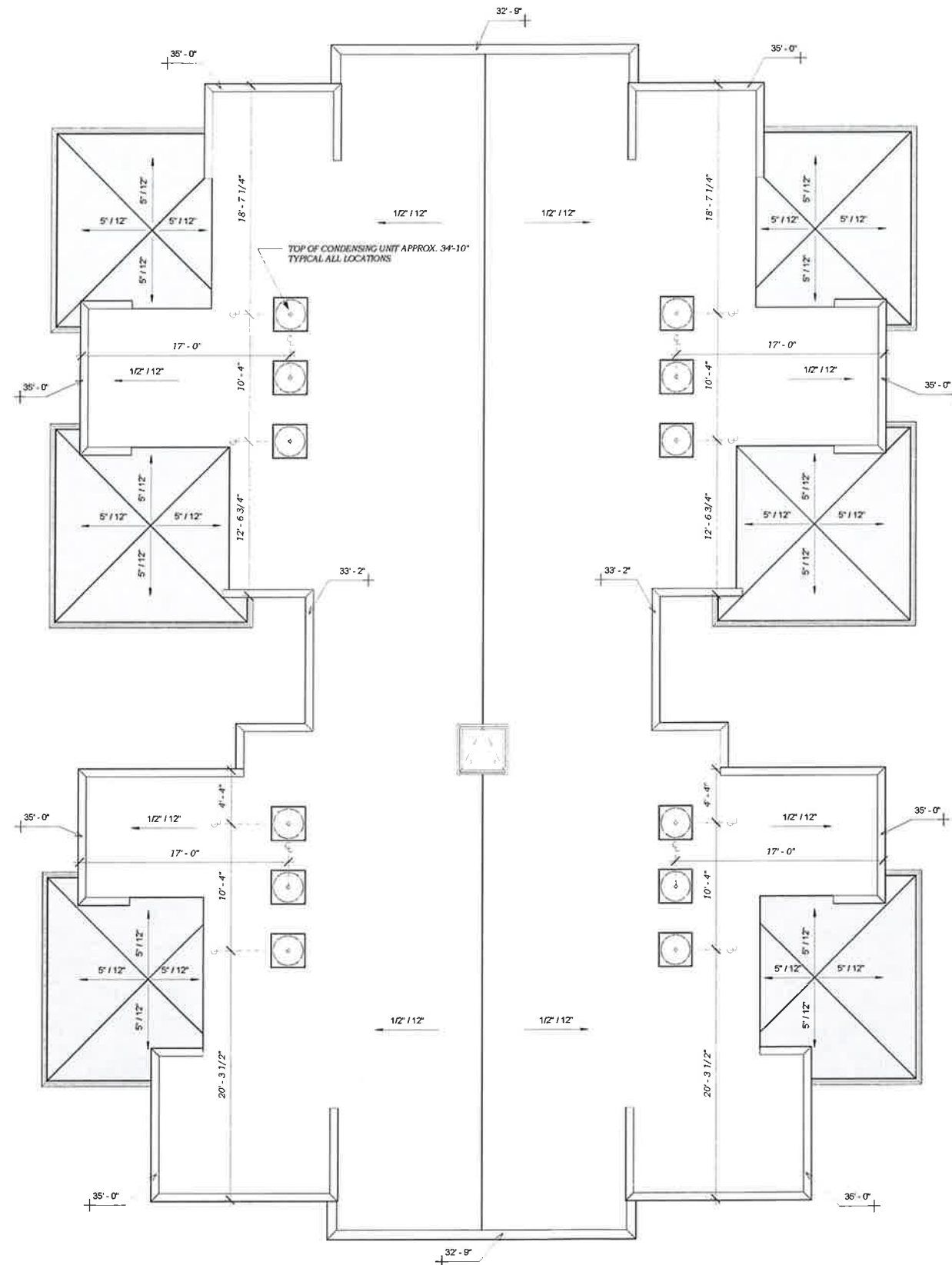
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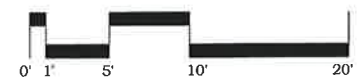
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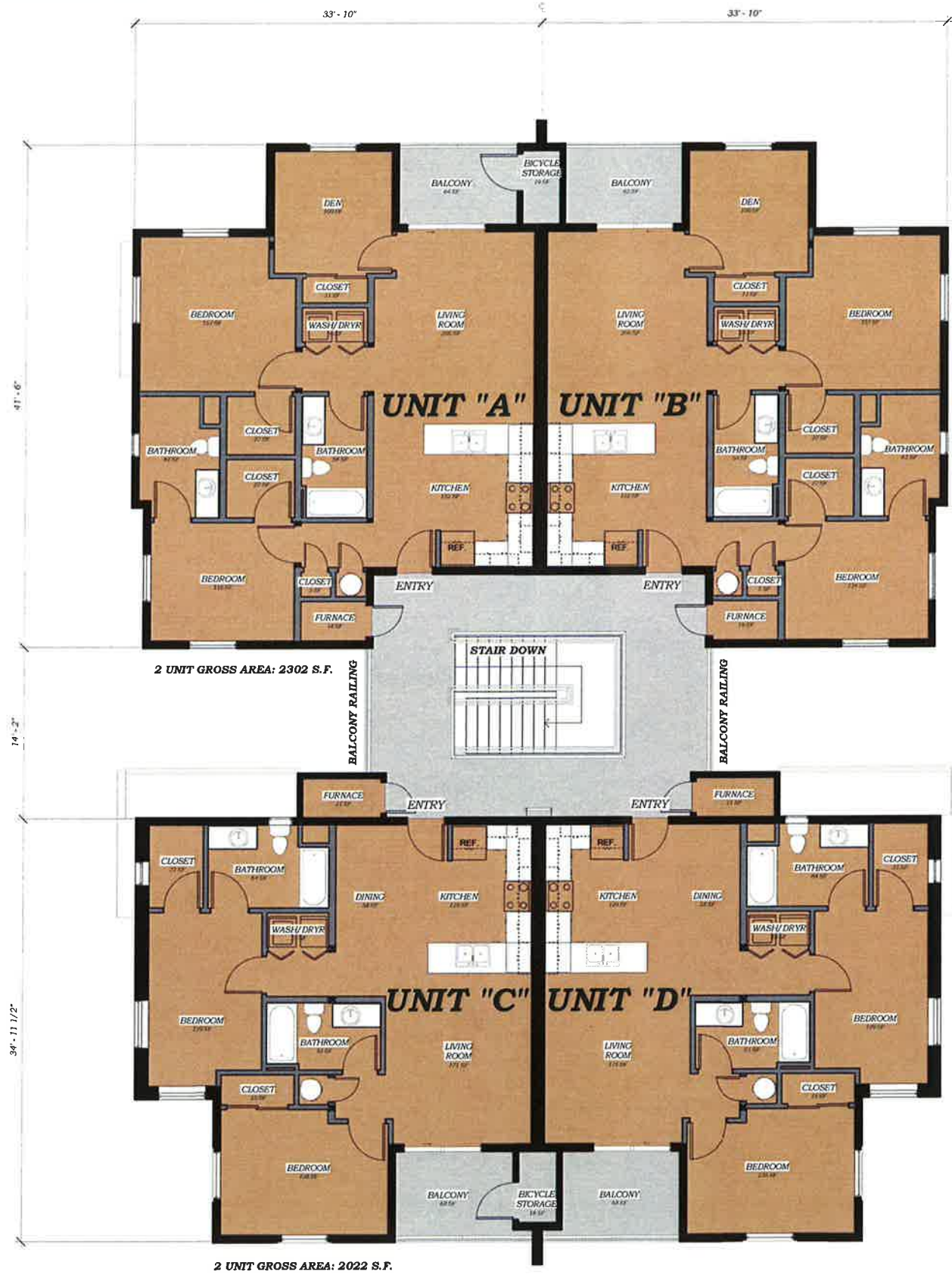
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 Sheet No: **A.204**

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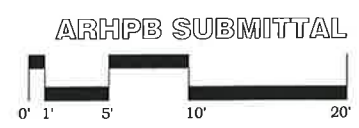
2 STORY BLDG. - SECOND FLOOR PLAN

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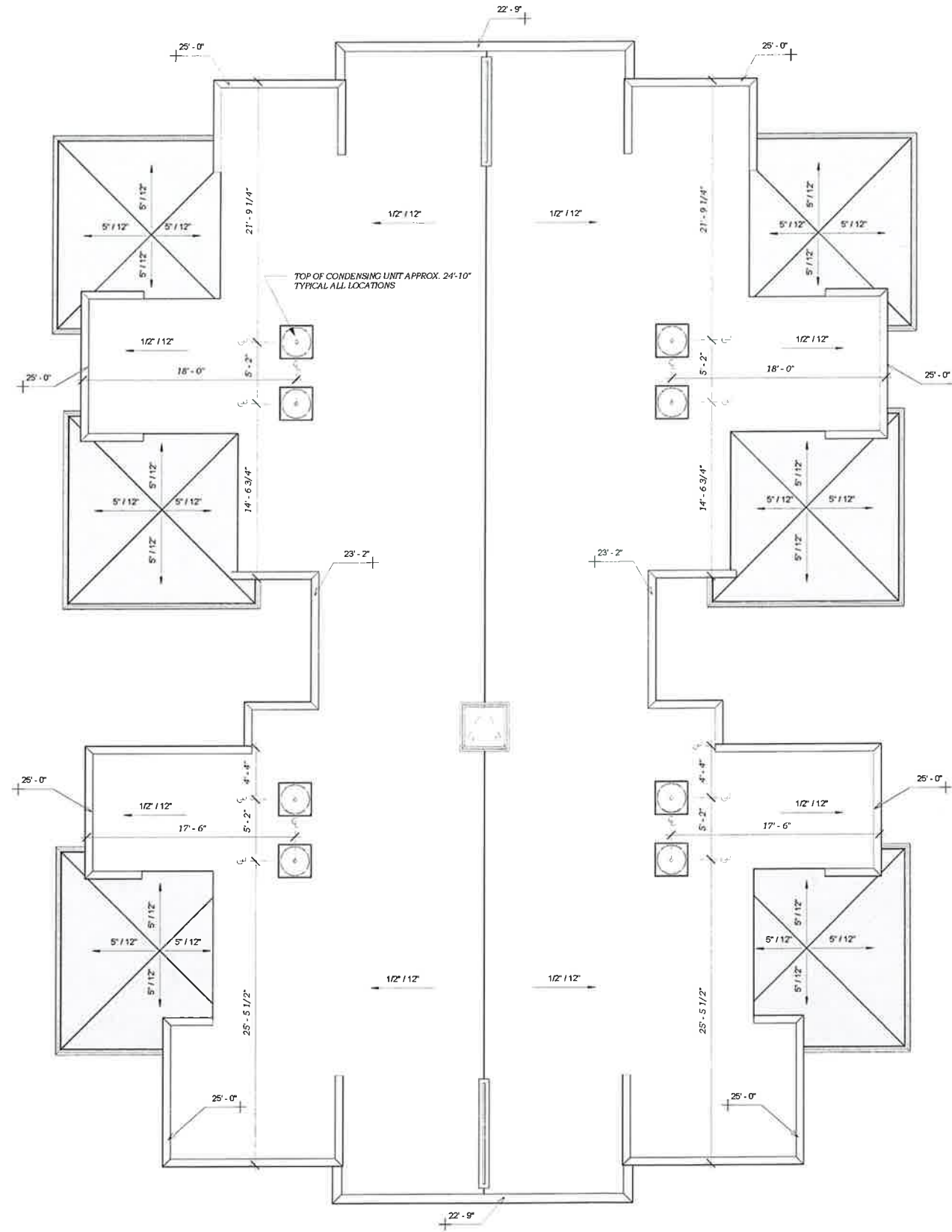
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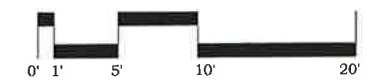
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THE CAL TRANS RIGHT OF WAY WILL BE LANDSCAPED IN ACCORDANCE WITH THE HIGHWAY 99/ STATE ROUTE 32 MASTER PLAN AS A PART OF THIS PROJECT.

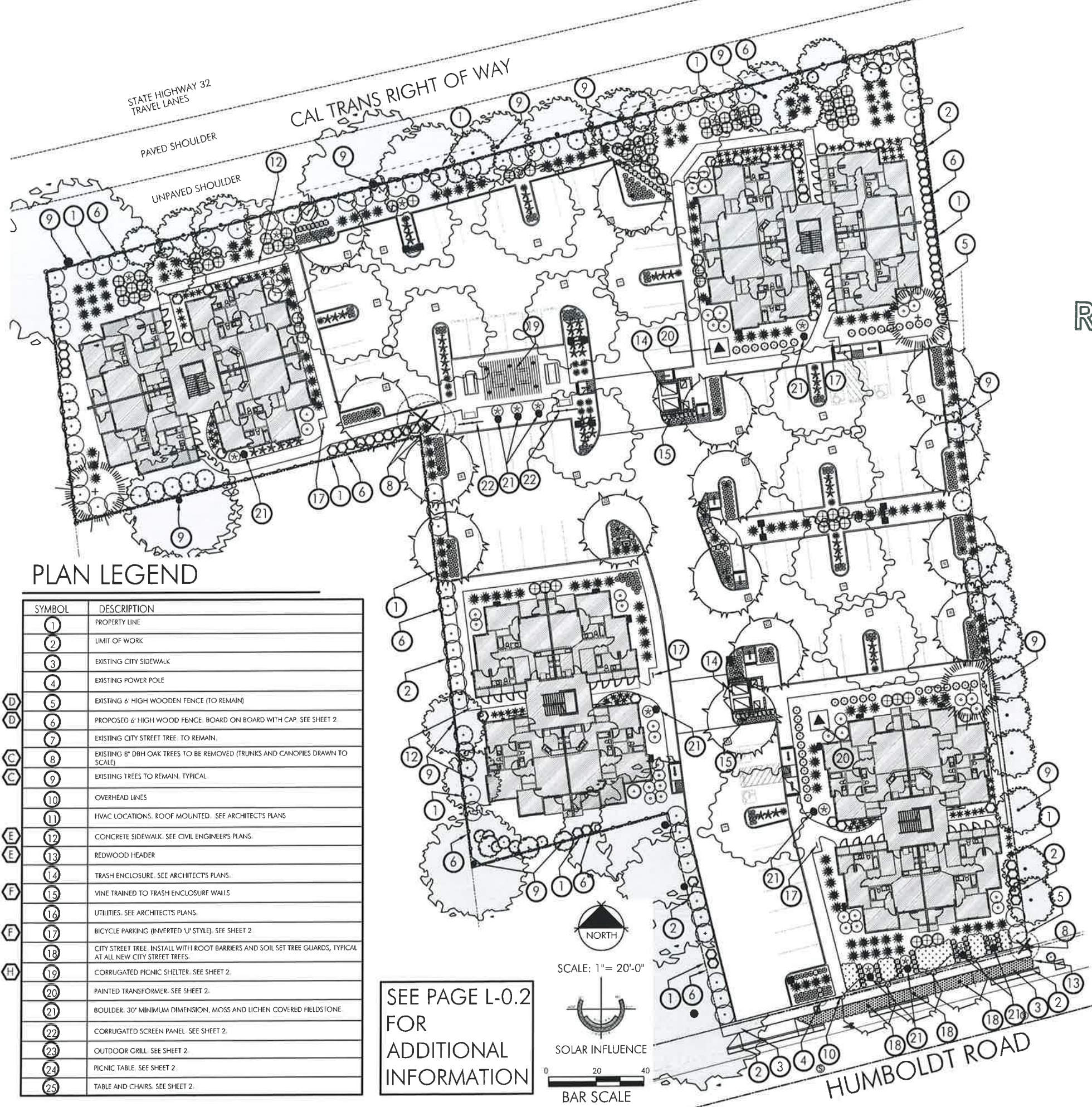
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A TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	PINUS CANARIENSIS CANARY ISLAND PINE	20'	15 GAL
	ARBUTUS 'MARINA' MARINA MADRONE	30'	15 GAL
	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING CRAPE MYRTLE	15'	15 GAL
	QUERCUS LOBATA VALLEY OAK	40'	15 GAL
	CERCIS CANADIENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	30'	15 GAL

A SHRUB LIST

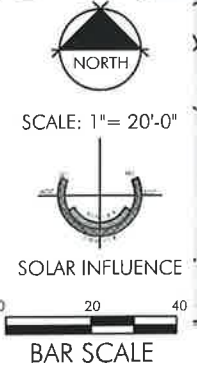
SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	RHAMNUS CALIFORNICA COFFEEBERRY	8'	5 GAL
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	8'	5 GAL
	SPIRAEA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA	5'+	1 GAL
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	3'	1 GAL
	PHORMIUM 'AMAZING RED' AMAZING RED NEW ZEALAND FLAX	3'	1 GAL
	ACHILLEA X 'CORONATION GOLD' CORONATION GOLD YARROW	2'	1 GAL
	TEUCRIMUM X LUCIDRYS 'PROSTRATUM' GROUNDCOVER GERMANDER	2'	1 GAL
	MUHLENBERGIA RIGENS DEER GRASS	5'	1 GAL
	LOROPETALUM CHINENSE 'MONRAZ' RAZZLEBERRI® FRINGE FLOWER	5'	5 GAL
	PODOCARPUS MACROPHYLLUS YEW PODOCARPUS	7'	5 GAL
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS® RED YUCCA	3'	5 GAL
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	5'	5 GAL
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY DWARF JAPANESE BARBERRY	2'	1 GAL
	MAHONIA AQUIFOLIUM OREGON GRAPE	4'	5 GAL
	POLYSTICHUM MUNIUM WESTERN SWORD FERN	3'	1 GAL
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	18"	1 GAL
	HYPERICUM CALYCIUM ST. JOHN'S WORT	24"	1 GAL
	PARTHENOCISSUS TRICUSPIDATA 'VETCHII' BOSTON IVY	-	1 GAL



PLAN LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	LIMIT OF WORK
	EXISTING CITY SIDEWALK
	EXISTING POWER POLE
	EXISTING 6' HIGH WOODEN FENCE (TO REMAIN)
	PROPOSED 6' HIGH WOOD FENCE. BOARD ON BOARD WITH CAP. SEE SHEET 2.
	EXISTING CITY STREET TREE TO REMAIN.
	EXISTING 8" DBH OAK TREES TO BE REMOVED (TRUNKS AND CANOPIES DRAWN TO SCALE)
	EXISTING TREES TO REMAIN. TYPICAL.
	OVERHEAD LINES
	HVAC LOCATIONS. ROOF MOUNTED. SEE ARCHITECTS PLANS.
	CONCRETE SIDEWALK. SEE CIVIL ENGINEER'S PLANS.
	REDWOOD HEADER.
	TRASH ENCLOSURE. SEE ARCHITECTS PLANS.
	VINE TRAINED TO TRASH ENCLOSURE WALLS.
	UTILITIES. SEE ARCHITECTS PLANS.
	BICYCLE PARKING (INVERTED 'U' STYLE). SEE SHEET 2.
	CITY STREET TREE. INSTALL WITH ROOT BARRIERS AND SOIL SET TREE GUARDS, TYPICAL AT ALL NEW CITY STREET TREES.
	CORRUGATED PICNIC SHELTER. SEE SHEET 2.
	PAINTED TRANSFORMER. SEE SHEET 2.
	BOULDER. 30" MINIMUM DIMENSION. MOSS AND LICHEN COVERED FIELDSTONE.
	CORRUGATED SCREEN PANEL. SEE SHEET 2.
	OUTDOOR GRILL. SEE SHEET 2.
	PICNIC TABLE. SEE SHEET 2.
	TABLE AND CHAIRS. SEE SHEET 2.

SEE PAGE L-0.2 FOR ADDITIONAL INFORMATION



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DATES
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Plot Date: January 25, 2016 - 8:25 am

PROJECT NUMBERS
BFLA PROJECT # 1885
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L-0.1
(SHEET 1 OF 2)

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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)	(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 ARCHITECT'S PLAN.	---
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION)	(F)
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED)	(G)
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS	(H)
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS	(I)

(B) SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION FREE OF TUSCAN FORMATIONS AND LAVA CAPS. SITE SOILS ARE OF SUPERIOR QUALITY. STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

MULCH

A UNIFORM 2" MINIMUM LAYER OF 3/8" DIAMETER GRAY ROCK (AS AVAILABLE FROM GREEN ROCK QUARRY). MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS.

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	%AGE
PARKING LOT PAVING	34,135 SF	
PARKING LOT LANDSCAPE	539 SF	9.4%

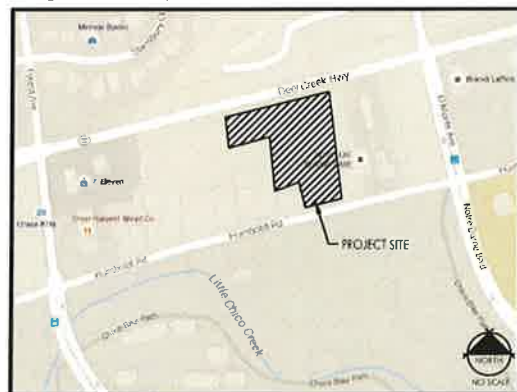
(G) SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	%AGE
TOTAL PARKING AND BACK-UP AREA			34,135 SF	
SHADE AREA PROVIDED				
VALLEY OAK				
(F) FULL	1,256 SF	10	12,560 SF	37%
(T) THREE QUARTER	942 SF	0	0	0
(L) HALF	628 SF	1	628	1%
(Q) QUARTER	314 SF	0	0	0
MARINA MADRONE				
(F) FULL	707 SF	0	0	0
(T) THREE QUARTER	530 SF	8	4,240 SF	12%
(L) HALF	628 SF	8	2,824 SF	8%
(Q) QUARTER	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			20,252 SF	59%

TREE MITIGATION

TREE SPECIES	DIAMETER	MITIGATION REQUIREMENT
QUALIFYING TREES		
VALLEY OAK	8"	YES
VALLEY OAK	8"	YES
VALLEY OAK	6" 6"	YES
TOTAL DBH OF QUALIFYING TREES	28"	
MITIGATION TREES REQUIRED (1 FOR EVERY 6" DBH)	5	
MITIGATION TREES PROVIDED ON-SITE	3	
MITIGATION TREES REQUIRING IN LIEU FEES	2	

VICINITY MAP



LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (32,564 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS (SHOWN TO THE RIGHT), IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 642,705 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 809,808 GALLONS PER YEAR.

Maximum Applied Water Allowance (MAWA) - Calculation

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

$$MAWA = 809,808 \text{ Gallons per Year}$$

Where:

$$57.3 = \text{Reference Evapotranspiration (ETo)}$$

$$0.7 = \text{ET Adjustment Factor (percent)}$$

$$32,564 = \text{Landscape Area (LA) (square feet)}$$

$$0.62 = \text{Conversion factor (inches to gallons)}$$

Hydrozone 5; Medium water use trees, shrubs and ground cover; drip. PR= 0.21			
PF =	0.5		
HA =	32,564 (square feet)	0.747567 Acres	
IE =	0.9		
EWU =	642704.8133 (gallons per year)	1.972389 acre-feet/year	859.231 ccf/year

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

EWU =	642,705 (gallons per year)	1.972389 Acre-Feet per Year
	859 (100 cubic feet per year)	0.019725 Acres



OUTDOOR GRILL



PAINTED TRANSFORMER

EXACT ARTWORK TO BE SELECTED BY OWNER AND SUBMITTED TO CITY OF CHICO STAFF FOR REVIEW AND APPROVAL.



CORRUGATED SCREEN PANEL



PICNIC TABLE



TABLE AND CHAIRS



PROPOSED 6' HIGH CAPPED CEDAR FENCE



BICYCLE PARKING



CORRUGATED PICNIC STRUCTURE



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Plot Date: March 24, 2016 - 1:11 pm

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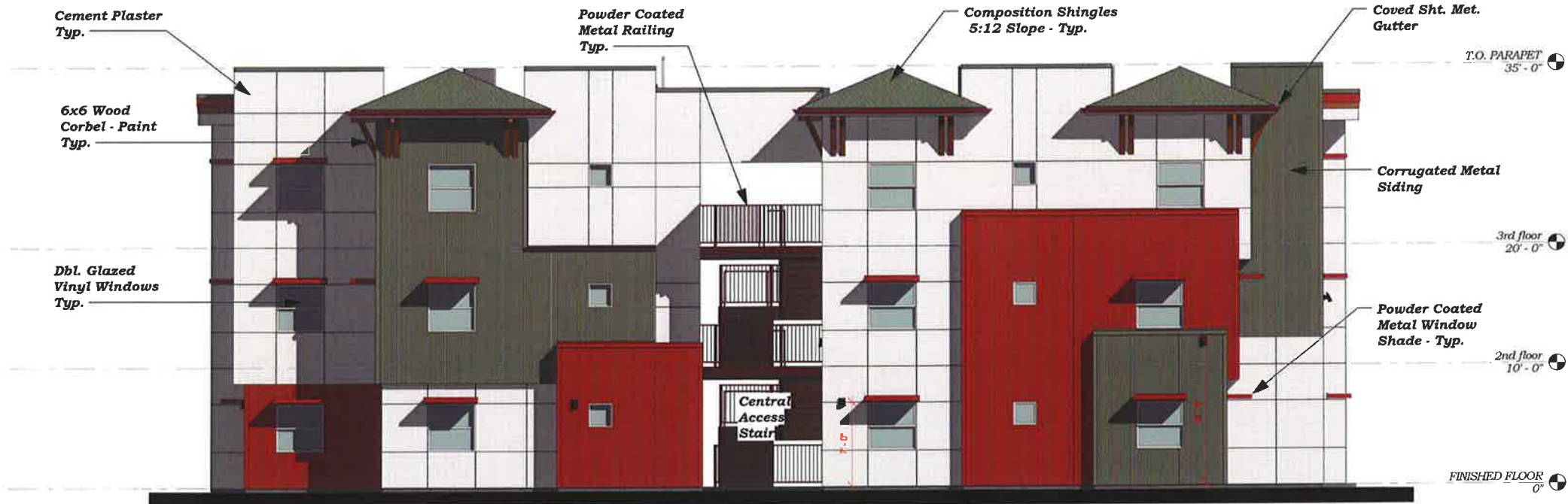
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FRONT ELEVATION 3 STORY BUILDING



ENTRY SIDE ELEVATION 3 STORY BUILDING

GREEN - RED - WHITE - 3 STORY BUILDING

MATERIAL LEGEND

- CORRUGATED METAL SIDING
COLOR: PATINA GREEN (METAL SALES)
METAL TRIMS TO MATCH
- CORRUGATED METAL SIDING
COLOR: TERRA COTTA (METAL SALES)
METAL TRIMS TO MATCH
- CEMENT PLASTER
SANDED FINISH
LA FABRA - "CRYSTAL WHITE"
- SHEET METAL CAP FLASHING AT PLASTER WALL
SW 6193 PRIVILEGE GREEN
- CORRUGATED METAL SOFFIT
COLOR: LINEN WHITE (METAL SALES)
- COVED METAL GUTTER
SW 2837 AURORA BROWN
- ASPHALT COMPOSITION SHINGLES
OWENS-CORNING - DRIFTWOOD
- METAL RAILING, WINDOW SHADES -
POWDER COATED
TYGER DRYLAC - RAL 8002
- BALCONY AND ROOF FASCIA
SW 2837 AURORA BROWN
SW 6108 LATTE
- WOOD CORBELS - DIAGONALS MEMBERS
SW 2837 AURORA BROWN
WOOD CORBELS - HORIZ. BEAMS
SW 6108 LATTE
- VINYL WINDOW AND SLIDING GLASS DOORS
ALPINE "WHITE"
- EXTERIOR METAL DOORS AND FRAMES
SW 6193 PRIVILEGE GREEN

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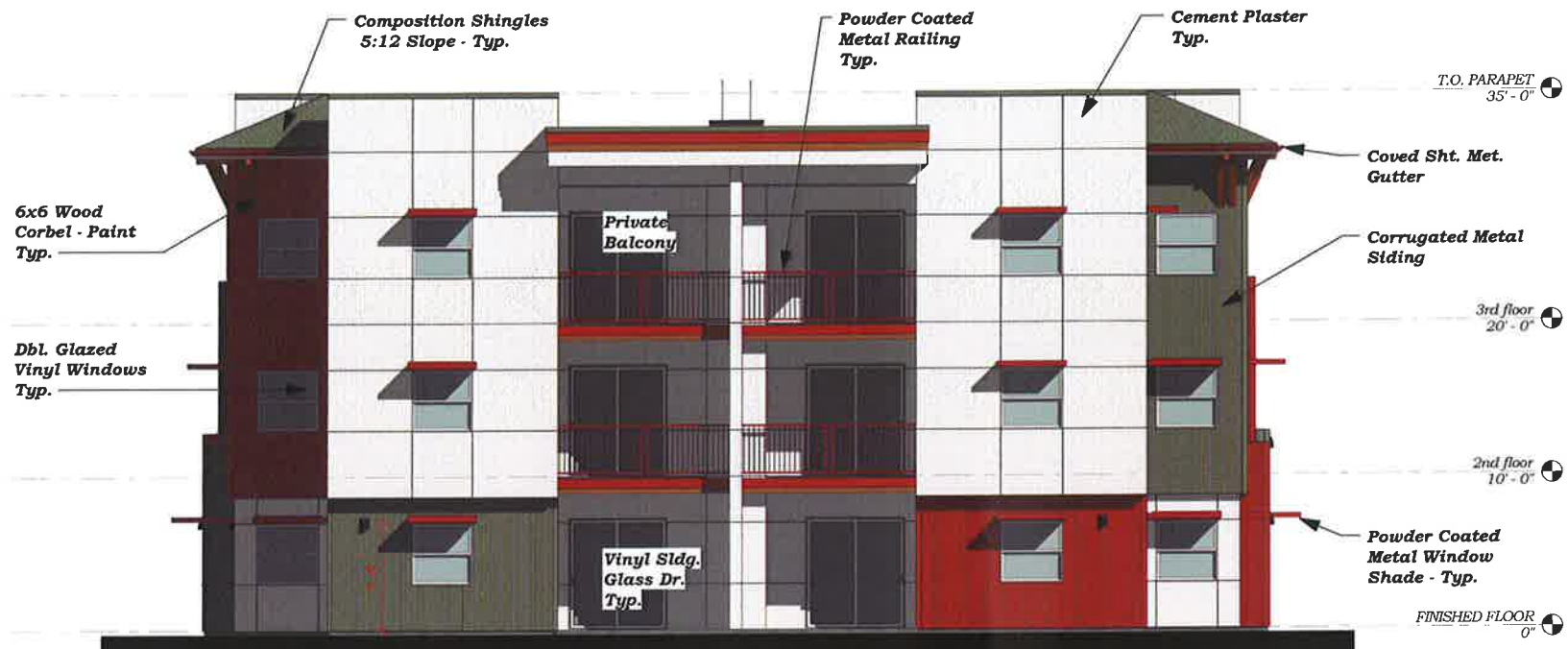
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REAR ELEVATION 3 STORY BUILDING



REAR SIDE ELEVATION 3 STORY BUILDING
GREEN - RED - WHITE 3 STORY BUILDING

MATERIAL LEGEND

-  CORRUGATED METAL SIDING
COLOR: PATINA GREEN (METAL SALES)
METAL TRIMS TO MATCH
-  CORRUGATED METAL SIDING
COLOR: TERRA COTTA (METAL SALES)
METAL TRIMS TO MATCH
-  CEMENT PLASTER
SANDED FINISH
LA HABRA - "CRYSTAL WHITE"
-  SHEET METAL CAP FLASHING AT PLASTER WALLS
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OWENS-CORNING - DRIFTWOOD
-  METAL RAILING, WINDOW SHADES -
POWDER COATED
TIGER DRYLAC - RAL 8002
-  BALCONY AND ROOF FASCIA
SW 2837 AURORA BROWN
SW 6108 LATTE
-  WOOD CORBELS - DIAGONALS MEMBERS
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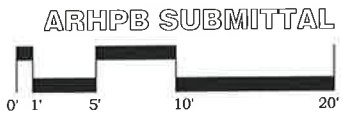
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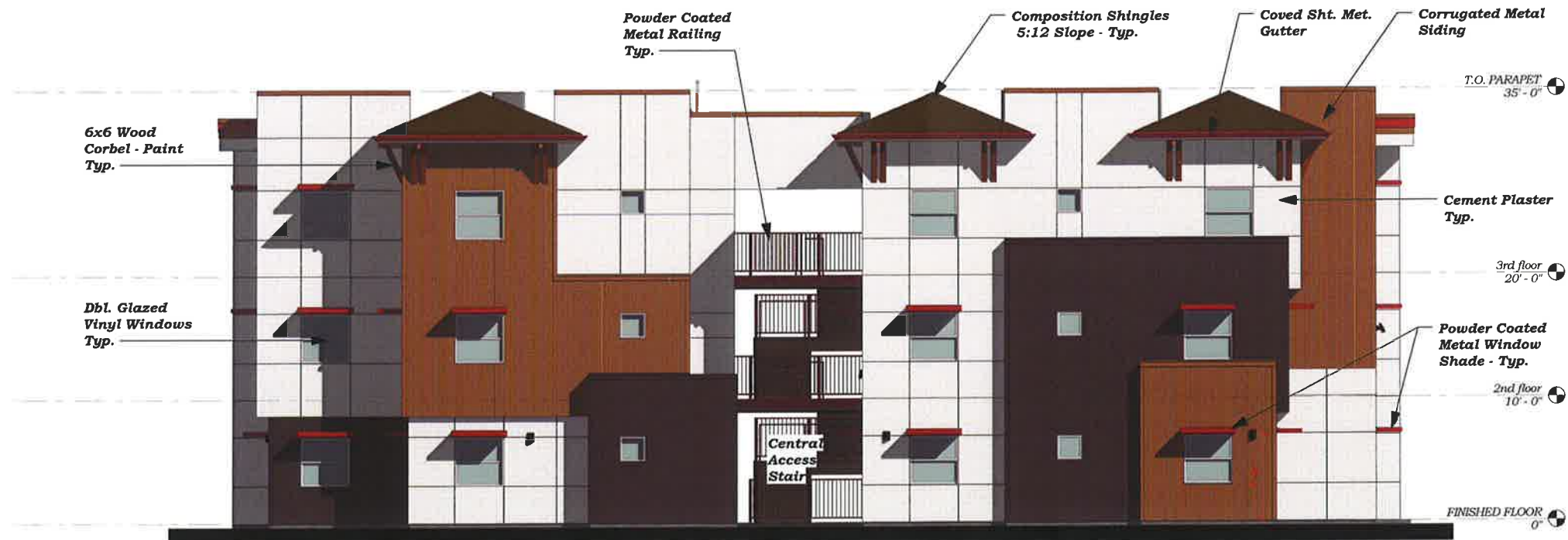


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FRONT ELEVATION 3 STORY BUILDING



REAR SIDE ELEVATION 3 STORY BUILDING

BROWN - TAN - WHITE 3 STORY BUILDING

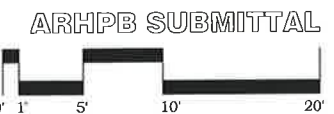
MATERIAL LEGEND

- CORRUGATED METAL SIDING
COLOR: MAHARUD BROWN (METAL SALES)
METAL TRIMS TO MATCH
- CORRUGATED METAL SIDING
COLOR: KHAKI (METAL SALES)
METAL TRIMS TO MATCH
- CEMENT PLASTER
SANDED FINISH
LA FABRA - "CRYSTAL WHITE"
- CORRUGATED METAL SOFFIT
COLOR: LINEN WHITE (METAL SALES)
- COVED METAL GUTTER
SW 2837 AURORA BROWN
- ASPHALT COMPOSITION SHINGLES
OWENS-CORNING - BROWNWOOD
- METAL RAILING, WINDOW SHADES -
POWDER COATED
TIGER DRYLAC - RAL 8002
- METAL GRILLE - POWDER COAT
TIGER DRYLAC RAL 1019
- BALCONY AND ROOF PASCIA
SW 2837 AURORA BROWN
SW 6108 LATTE
- WOOD CORBELS - DIAGONAL MEMBERS
SW 2837 AURORA BROWN
- WOOD CORBELS BEAMS
SW 6108 LATTE
- VINYL WINDOW AND SLIDING GLASS DOORS
ALPINE "WHITE"
- EXTERIOR METAL DOORS AND FRAMES
SW 6108 LATTE

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 2160 HUMBOLDT RD. CHICO, CA

REVISION NO. DESCRIPTION DATE	
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Sheet Title:
**FRONT-SIDE ELEV 3 ST.
MB-ST-W**

Status:
ARHPB SUBMITTAL

Drawn By: TJY
 Checked By: LEC

Date: 02.08.16

Job No: 15-143

Sheet No:
A.303

Plot Date: 2/19/2016 12:43:36 PM
 Plot Name: E:\AutoCAD\W\Projects\HUMBOLDT APTS 3 STORY BLDG - MEDIUM BRONZE-SIBERRA TAN-WHITE.rvt



REAR ELEVATION 3 STORY BUILDING



ENTRY SIDE ELEVATION 3 STORY BUILDING
BROWN - TAN - WHITE 3 STORY BUILDING

MATERIAL LEGEND

-  CORRUGATED METAL SIDING
COLOR: MANSARD BROWN (METAL SALES)
METAL TRIMS TO MATCH
-  CORRUGATED METAL SIDING
COLOR: KIRAKI (METAL SALES)
METAL TRIMS TO MATCH
-  CEMENT PLASTER
SANDED FINISH
LA HABRA - "CRYSTAL WHITE"
-  CORRUGATED METAL SOFFIT
COLOR: LINEN WHITE (METAL SALES)
-  COVED METAL GUTTER
SW 2837 AURORA BROWN
-  ASPHALT COMPOSITION SHINGLES
OWENS-CORNING - BROWNWOOD
-  METAL RAILING, WINDOW SHADES -
POWDER COATED
TIGER DRYLAC - RAL 8002
-  METAL GRILLE - POWDER COAT
TIGER DRYLAC RAL 1019
-  BALCONY AND ROOF FASCIA
SW 2837 AURORA BROWN
SW 6108 LATTE
-  WOOD CORBELS - DIAGONAL MEMBERS
SW 2837 AURORA BROWN
-  WOOD CORBELS BEAMS
SW 6108 LATTE
-  VINYL WINDOW AND SLIDING GLASS DOORS
ALPINE "WHITE"
-  EXTERIOR METAL DOORS AND FRAMES
SW 6108 LATTE

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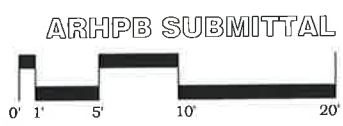
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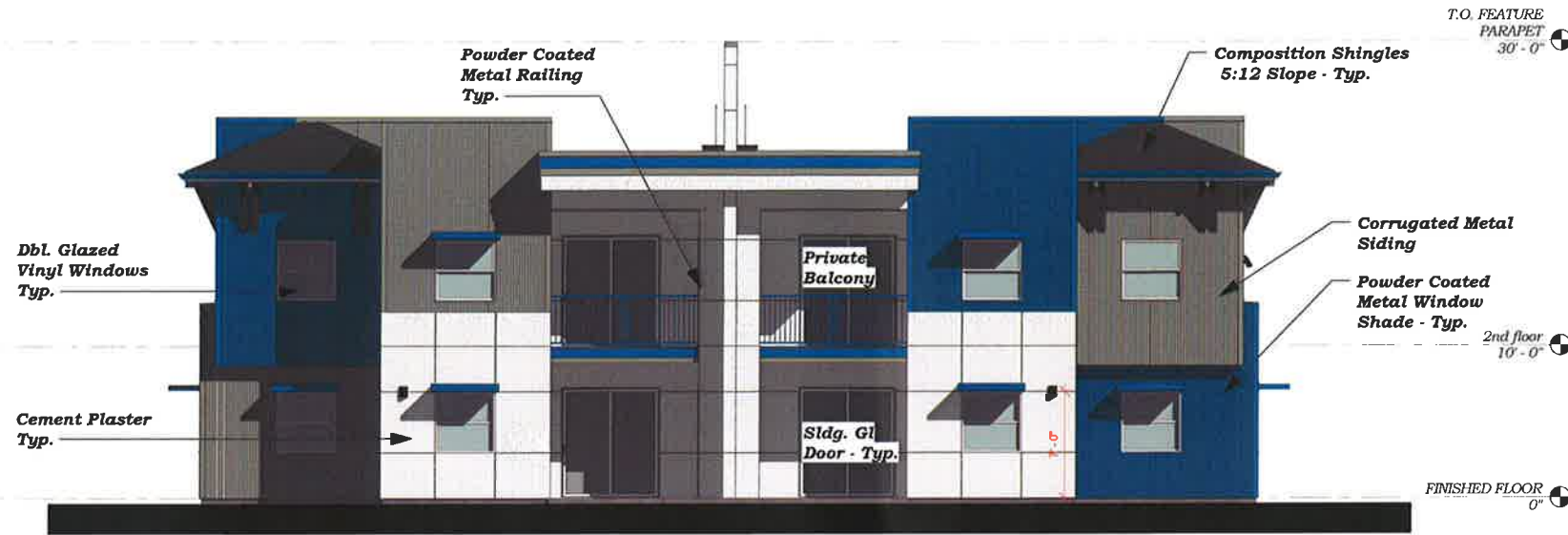
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DATE	
REVISIONS	
NO.	DESCRIPTION

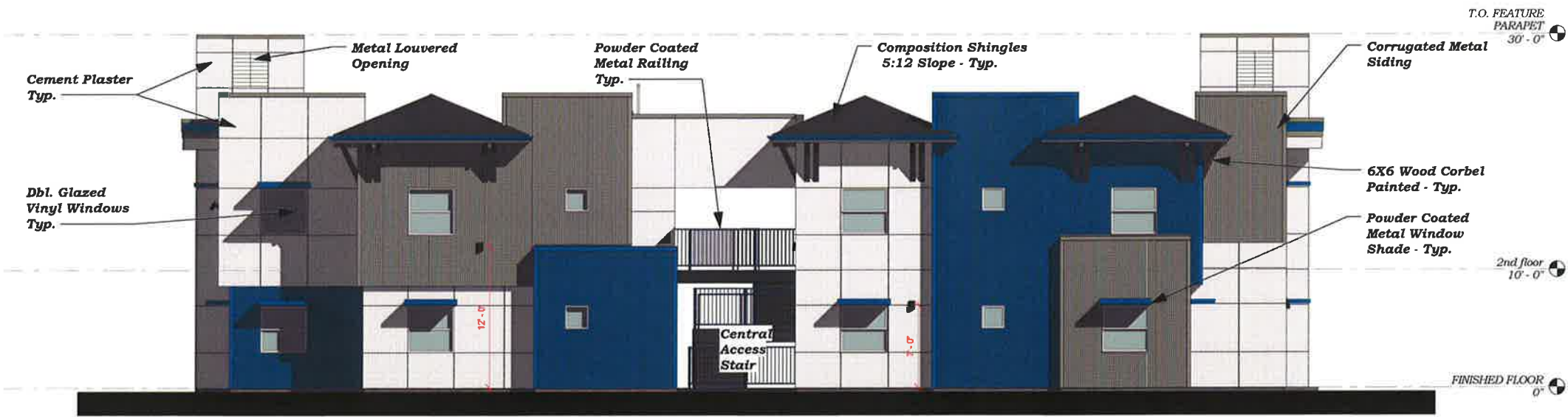
Sheet Title:	REAR SIDE ELEV 3 ST. MB - ST - W
Status:	ARHPB SUBMITTAL
Drawn By:	TJY
Checked By:	LEC
Date:	02.08.16
Job No.	15-143
Sheet No.	A.304

File Date: 2/16/2016 12:45:43 PM
 File Name: E:\Users\j\My Projects\HUMBOLDT APRTS 2 STORY BLDG - BERKSHIRE BLUE-CITYSCAPE GRAY - WHITE.dwg



FRONT ELEVATION

2 STORY BUILDING



REAR SIDE ELEVATION

2 STORY BUILDING

BLUE - GRAY - WHITE - 2 STORY BUILDING

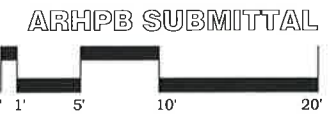
MATERIAL LEGEND

- CORRUGATED METAL SIDING
COLOR: OCEAN BLUE (METAL SALES)
METAL TRIMS TO MATCH
- CORRUGATED METAL SIDING
COLOR: OLD TOWN GREY (METAL SALES)
METAL TRIMS TO MATCH
- CEMENT PLASTER
SANDED FINISH
LA HABRA - "CRYSTAL WHITE"
- CORRUGATED METAL SOFFIT
COLOR: LINEN WHITE
- COVERED METAL GUTTER - PAINT
SW 6517 REGATTA
- ASPHALT COMPOSITION SHINGLES
OWENS-CORNING "DURATION" QUARRY GRAY
- METAL RAILING - WINDOW SHADE - LOUVER
- GRILLE POWDER COAT - TIGER DRYLAC
COLOR: RAL 5009
- BALCONY AND ROOF FASCIA
SW 6517 REGATTA
SW 7074 SOFTWARE
- WOOD CORBELS - DIAGONAL MEMBERS
SW 6251 OUTERSPACE
- WOOD CORBELS BEAMS
SW 6256 SERIOUS GRAY
- VINYL WINDOW AND SLIDING GLASS DOORS
ALPINE COLOR: WHITE
- EXTERIOR METAL DOORS AND FRAMES
SW 7074 SOFTWARE

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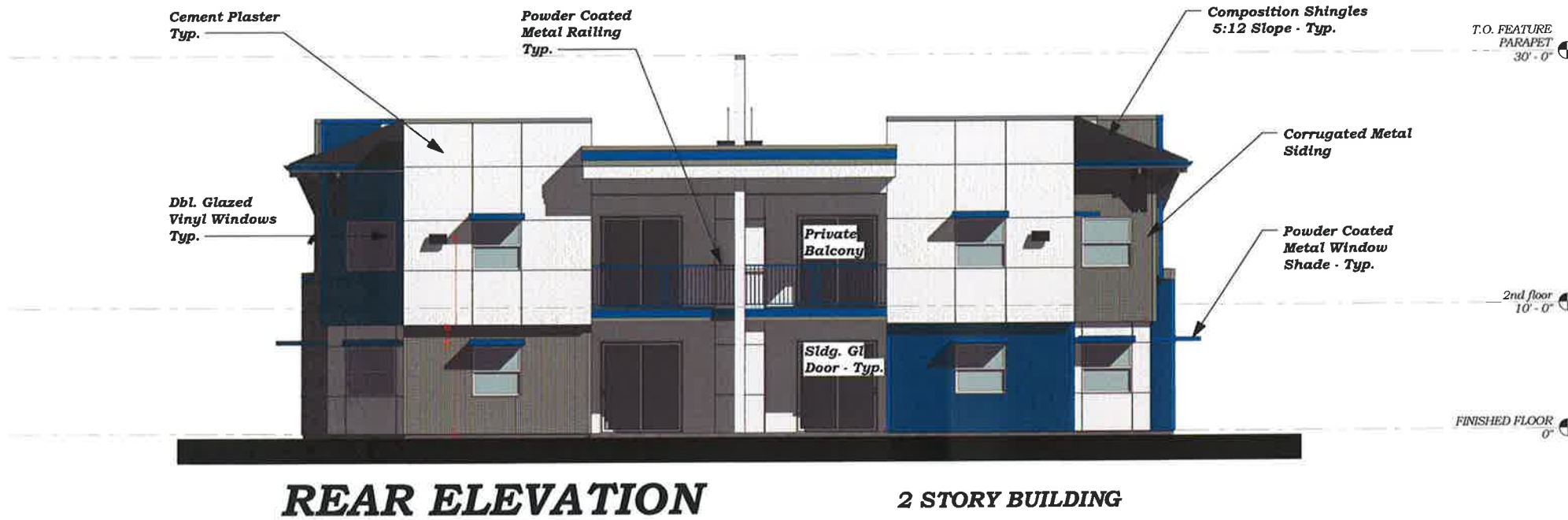
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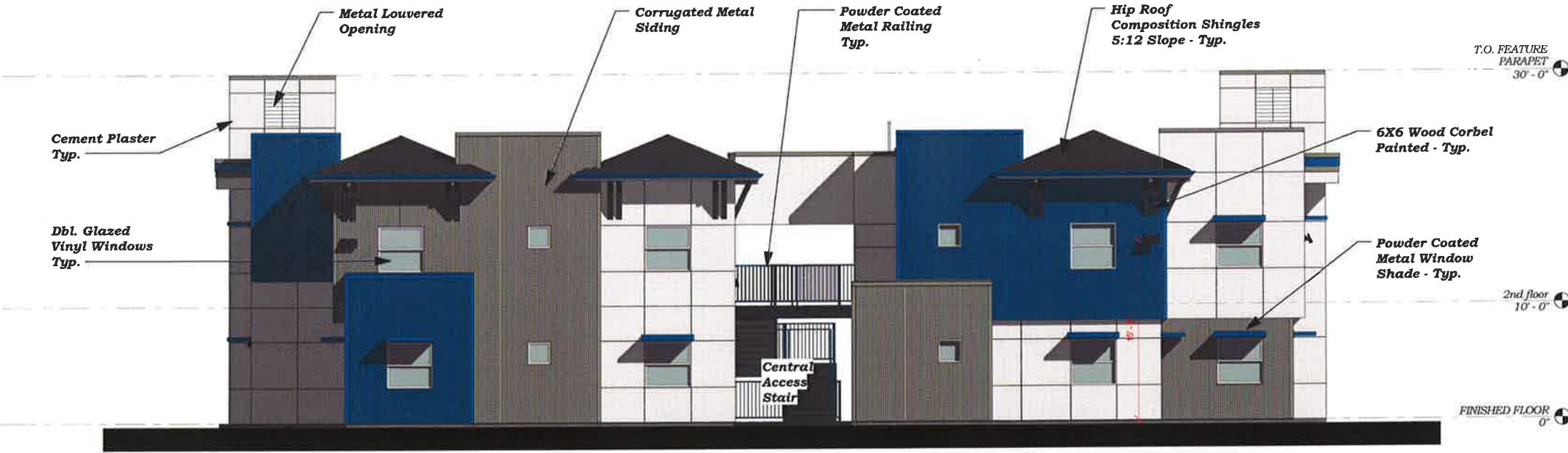
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Sheet Title	
FRONT SIDE ELEV 2 ST. - BB-CG-W	
Status	
ARHPB SUBMITTAL	
Drawn By:	TJY
Checked By:	LEC
Date:	02.08.16
Job No:	15-143
Sheet No:	A.305

Plot Date: 2/10/2016 10:35:27 AM
 File Name: E:\AutoCAD\My Projects\HUMBOLDT APPTS 2 STORY BLDG - BERKSHIRE BLVD-CITYSCAPE GRAY - WHITE.dwg



REAR ELEVATION 2 STORY BUILDING



ENTRY SIDE ELEVATION 2 STORY BUILDING

BLUE - GRAY - WHITE - 2 STORY BUILDING

MATERIAL LEGEND

-  CORRUGATED METAL SIDING
COLOR: OCEAN BLUE (METAL SALES)
METAL TRIMS TO MATCH
-  CORRUGATED METAL SIDING
COLOR: OLD TOWN GREY (METAL SALES)
METAL TRIMS TO MATCH
-  CEMENT PLASTER
SANDED FINISH
LA HABRA - "CRYSTAL WHITE"
-  CORRUGATED METAL SOFFIT
COLOR: LINEN WHITE
-  COVED METAL GUTTER - PAINT
SW 6517 REGATTA
-  ASPHALT COMPOSITION SHINGLES
OWENS-CORNING "DURATION" QUARRY GRAY
-  METAL RAILING - WINDOW SHADE - LOUVER
- GRILLE POWDER COAT - TIGER DRYLAC
COLOR: RAL 5009
-  BALCONY AND ROOF FASCIA
SW 6517 REGATTA
SW 7074 SOFTWARE
-  WOOD CORBELS - DIAGONAL MEMBERS
SW 6251 OUTERSPACE
-  WOOD CORBELS BEAMS
SW 6256 SERIOUS GRAY
-  VINYL WINDOW AND SLIDING GLASS DOORS
ALPINE COLOR: WHITE
-  EXTERIOR METAL DOORS AND FRAMES
SW 7074 SOFTWARE

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REVISIONS	
NO.	
DATE	
DESCRIPTION	

Sheet Title:
REAR SIDE ELEV 2 ST. - BB-CG-W

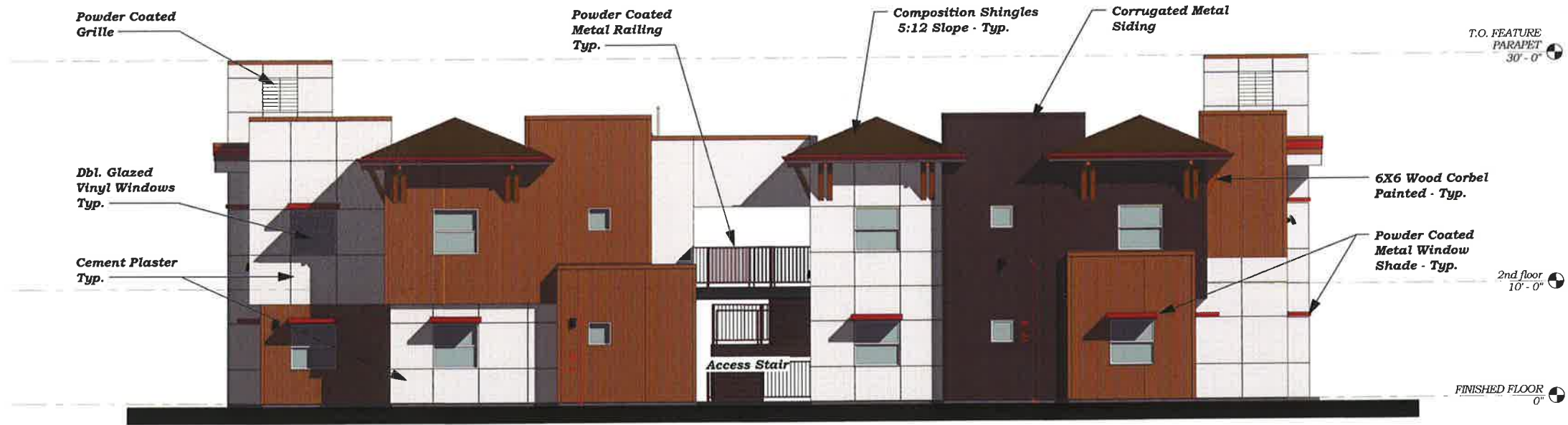
Status:
 ARHPB SUBMITTAL

Drawn By: TJY
 Checked By: LEC
 Date: 02.08.16
 Job No: 15-143
 Sheet No: **A.306**

Plot Date: 2/16/2016 12:49:45 PM
 File Name: E:\Autodesk\Projects\HUMBOLDT APIS 2 STORY BLDG - MED BRONZE - SIERRA TAN - WHITE_Visulize.rvt














REAR ELEVATION **2 STORY BUILDING**



REAR SIDE ELEVATION **2 STORY BUILDING**

BROWN - TAN - WHITE - 2 STORY BUILDING

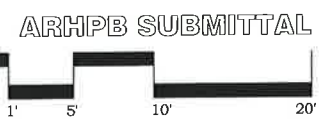
MATERIAL LEGEND

-  CORRUGATED METAL SIDING
COLOR: MANSARD BROWN (METAL SALES)
METAL TRIMS TO MATCH
-  CORRUGATED METAL SIDING
COLOR: KHAKI (METAL SALES)
METAL TRIMS TO MATCH
-  CEMENT PLASTER
SAND FRESH
LA HABRA - "CRYSTAL WHITE"
-  CORRUGATED METAL SOFFIT
COLOR: LINEN WHITE (METAL SALES)
-  COVED METAL CUTTER
SW 2837 AURORA BROWN
-  ASPHALT COMPOSITION SHINGLES
OWENS-CORNING - BROWNWOOD
-  METAL RAILING - POWDER COATED
TIGER DRYLAC - RAL 8002
-  METAL GRILLE - POWDER COAT
TIGER DRYLAC RAL 1019
-  BALCONY AND ROOF FASCIA
SW 2837 AURORA BROWN
SW 6108 LATTE
-  WOOD CORBELS - DIAGONAL MEMBERS
SW 2837 AURORA BROWN
-  WOOD CORBELS BEAMS
SW 6108 LATTE
-  VINYL WINDOW AND SLIDING GLASS DOORS
ALPINE "WHITE"
-  EXTERIOR METAL DOORS AND FRAMES
SW 6108 LATTE

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NO.	DESCRIPTION	DATE

Sheet Title:
**FRONT-SIDE ELEV 2 ST.
 - MB-ST-W**

Status:
ARHPB SUBMITTAL

Drawn By: TJY
 Checked By: LEC
 Date: 02.08.16
 Job No: 15-143
 Sheet No: **A.308**



STREET VIEW - HUMBOLDT - LOOKING NORTHWEST

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Date: 02.08.16

Job No: 15-143

Sheet: PERSPECTIVE

A.501

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STREET VIEW - HUMBOLDT - LOOKING NORTH

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Date: 02.08.16

Job No: 15-143

Sheet: PERSPECTIVE

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STREET VIEW - HIGHWAY 32 - LOOKING EAST

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Date: 02.08.16

Job No: 15-143

Sheet: PERSPECTIVE

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STREET VIEW - HIGHWAY 32 - LOOKING WEST

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Date: 02.08.16

Job No: 15-143

Sheet: PERSPECTIVE

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SITE VIEW - LOOKING EAST

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Date: 02.08.16

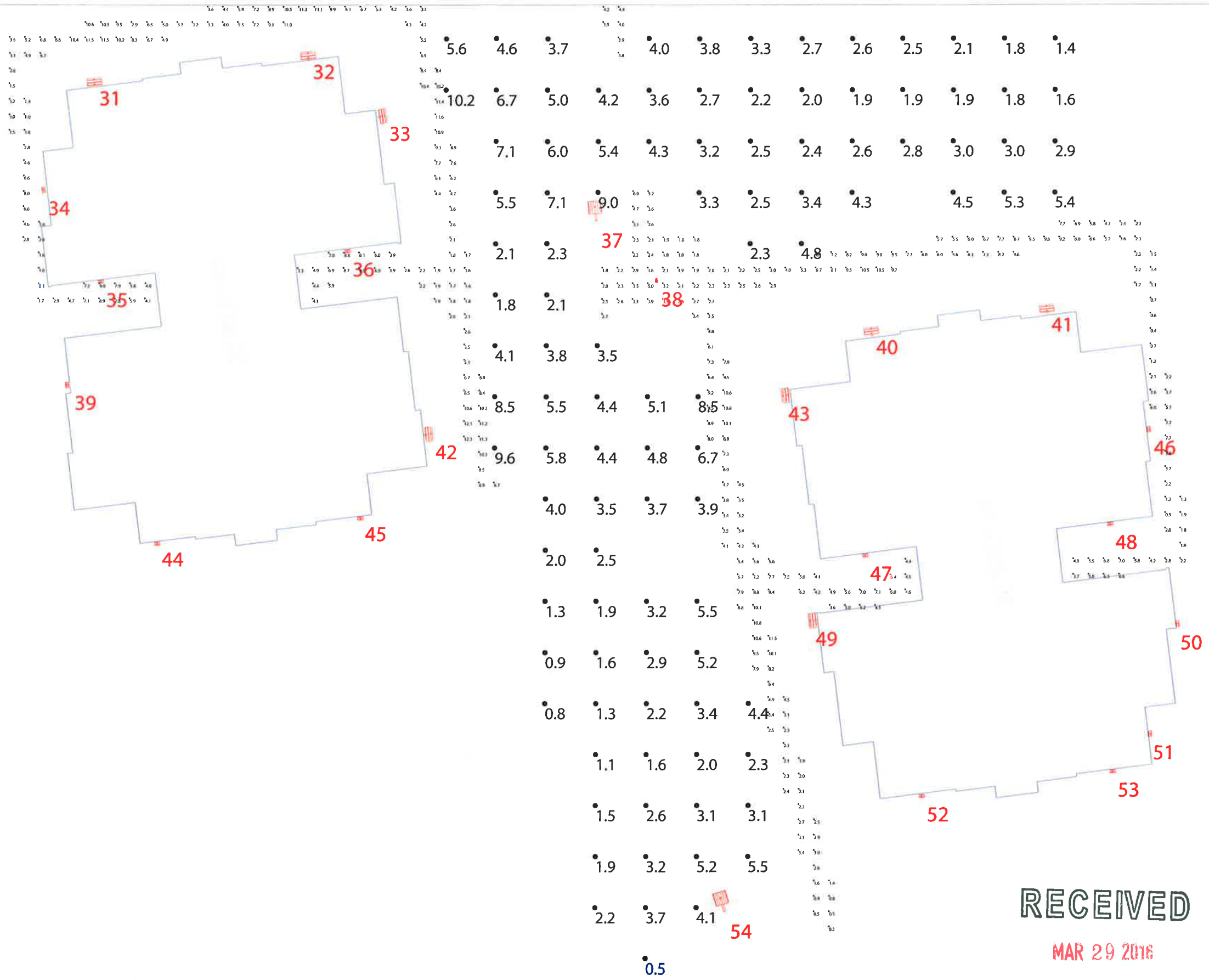
Job No: 15-143

Sheet: PERSPECTIVE

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Scale: 1 inch= 10 Ft.

The Lighting layout, analysis, Energy analysis and/or visual simulation ("Lighting Design") provided by RAB Lighting, Inc. ("RAB") is intended to provide a general indication of lighting system performance. RAB does not warrant, either implied or stated, that the Lighting Design will meet the actual field conditions. RAB is not responsible for any errors or omissions in the Lighting Design or for any consequences arising therefrom. The Lighting Design is provided as a service to the client and is not intended to be used as a contract document. RAB Lighting, Inc. is not responsible for any construction documentation package and is not intended for construction as being part of a project's construction documentation package.

Scale: as noted
Date: 1/27/2016
Filename: Humbolt Apts 00023414C.AGI
Drawn By: K. Deines

Job Name:
Humbolt Apts
Chico, CA
Lighting Layout
Version C

Prepared For:
Healy-Mattos, Inc.
23898 Foley Street
Hayward, CA 94545

RAB
LIGHTING
170 Ludlow Avenue, Northbrook, IL 60062
888 722-1000 • RABWEB.COM

Filename: E:\PRE-CADD\Humbolt Apts\Humbolt Apts 00023414C.AGI

WPLED104N



LED 104W Wallpacks. 3 cutoff options. Patent Pending thermal management system, 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 26.0 lbs

Project:
Humbolt Apts

Type:
A

Prepared By:
K. Deines

Date:
11/04/2015

Driver Info

Type: Constant Current
120V: 0.95A
208V: 0.59A
240V: 0.51A
277V: 0.44A
Input Watts: 107W
Efficiency: 97%

LED Info

Watts: 104W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100,000
Lumens: 9,823
Efficacy: 92 LPW

Technical Specifications

Listings

UL Listing:

UL Suitable for Wet Locations as Uplight and Downlight Wall Mount Only.

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

Minimum starting temperature is -40°F / -40°C.

Ambient Temperature:

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

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Precision die-cast aluminum housing, door frame arm and wall bracket.

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate.

Cutoff:

Standard (15°)

Lens:

Tempered glass.

Reflector:

Specular vacuum metallized polycarbonate.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LEDs:

Four multi-chip, high-output, long-life LEDs.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2011.

Electrical

Driver:

Constant current, Class 1, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 100-277V = 0.95A, Power Factor 99.4%.

THD:

4.5% at 120V, 8.8% at 277V

Other

Equivalency:

The WPLED104 is Equivalent in delivered lumens to a 400W Metal Halide Wallpack.

California Title 24:

See WPLED104/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:

The design of the WPLED104 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Other

Warranty:

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

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

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

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U1 G3

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Cutoff	Watts	Color Temp	Finish	Voltage	Photocell	Bi-Level
WPLED							
	= Standard C = Cutoff FC = Full Cutoff	104 = 104W	= Cool Y = Warm N = Neutral	= Bronze W = White	= 120-277V /480 = 480V	= No Photocell /PCS = 120V Swivel /PCS2 = 277V Swivel	= No Bi-Level /BL = Bi-Level

SLIM26N



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:
Humbolt Apts

Type:
B

Prepared By:
K. Deines

Date:
11/04/2015

Driver Info

Type: Constant Current
120V: 0.27A
208V: 0.15A
240V: 0.15A
277V: 0.13A
Input Watts: 30W
Efficiency: 88%

LED Info

Watts: 26W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100,000
Lumens: 2,493
Efficacy: 85 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

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

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

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

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 22 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 720mA, 100-277VAC 0.4 Amps, Power Factor 99%.

THD:

14.5% at 120V

Other

HID Replacement Range:

The SLIM26 can be used to replace 175W MH based on delivered lumens.

California Title 24:

See SLIM26/D10 for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	= Cool Y = Warm N = Neutral	= Bronze W = White	= No Photocell /PC = 120V Button /PC2 = 277V Button	= No Dimming /D10 = Dimmable

ALED3T78N



Specification Grade Area lights available in IES Type III distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25'. Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
Humbolt Apts

Type:
C & C2

Prepared By:
K. Deines

Date:
11/04/2015

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 79W
Efficiency: 99%

LED Info

Watts: 78W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100,000
Lumens: 5,890
Efficacy: 75 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.2% at 120V, 13.6% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6), SP6 available.

Other

California Title 24:

See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

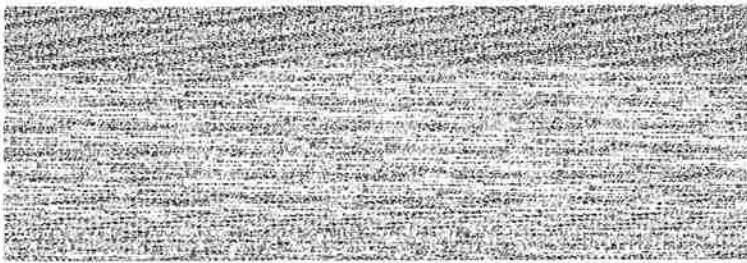
Warranty:

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

Patents:

The ALED design is protected by patents in the U.S., Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions

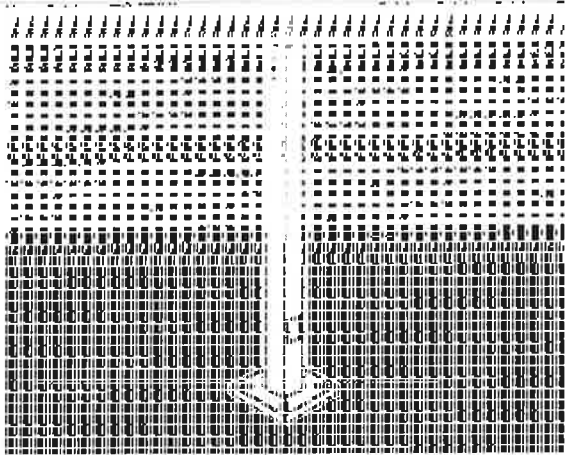


Features

- High output LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 250W MH area lights
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED										
	2T = Type II	78 =	= Arm	= Cool	=	= 120-	= No Photocell	= No	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 78W)	= No Bi-
	3T = Type III	78W	SF =	Y =	Bronze	277V	/PC = 120V	Dimming		Level
	4T = Type IV		Slipfitter	Warm	W =	/480 =	Button	/D10 =		Bi-
				N =	White	480V	/PC2 = 277V	Dimmable		Level
				Neutral	RG =		Button			
					Gray		/PCS = 120V			
							Swivel			
							/PCS2 = 277V			
							Swivel			
							/PCT = 120-277V			
							Twistlock			
							/PCS4 = 480V			
							Swivel			



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 106.0 lbs

Project: Humbolt Apts	Type:
Prepared By: K. Deines	Date: 11/04/2015

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

15 FT.

Weight:

106 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

- 70MPH 14.0 ft_/400 lb
- 80MPH 10.2 ft_/295 lb
- 90MPH 7.6 ft_/220 lb
- 100MPH 5.6 ft_/165 lb
- 110MPH 4.2 ft_/125 lb
- 120MPH 3.0 ft_/95 lb
- 130MPH 2.1 ft_/70 lb
- 140MPH 1.4 ft_/50 lb
- 150MPH 0.8 ft_/35 lb.

Other

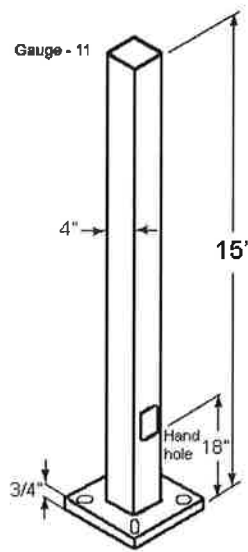
Terms of Sale:

Pole Terms of Sale is available .

PS4-11-15D2



Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes hand hole cover and base cover (sold separately)
- Custom manufactured for each application

SLIM12N



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:
Humbolt Apts

Type:
E

Prepared By:
K. Deines

Date:
12/01/2015

Driver Info

Type: Constant Current
120V: 0.12A
208V: 0.08A
240V: 0.07A
277V: 0.06A
Input Watts: 14W
Efficiency: 86%

LED Info

Watts: 12W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100,000
Lumens: 1,372
Efficacy: 99 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

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

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

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

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:

10.1% at 120V

Other

HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture \leq 30 Watts.

Technical Specifications (continued)

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

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

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	= Cool Y = Warm N = Neutral	= Bronze W = White	= No Photocell /PC = 120V Button /PC2 = 277V Button	= No Dimming /D10 = Dimmable

SLED5N



Square LED Step Lights. Equivalent to 13 Watt CFL or 40 Watt incandescent. Applications for steps, decks, landscape and entries. Meets ADA requirements. 5 Year warranty.

Color: Bronze

Weight: 1.5 lbs

Project:
Humbolt Apts

Type:
F

Prepared By:
K. Deines

Date:
01/27/2016

Driver Info

Type: Constant Current
120V: 0.1A
208V: 0.06A
240V: 0.05A
277V: N/A
Input Watts: 5W
Efficiency: 96%

LED Info

Watts: 5W
Color Temp: 4000K (Neutral)
Color Accuracy: 85 CRI
L70 Lifespan: 100,000
Lumens: 155
Efficacy: 30 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 4ft. of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

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

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Temperature (Nominal CCT):

4000K

Color Accuracy:

85 CRI

Electrical

Voltage:

100V - 240V.

Driver:

4W high output long life LED. Driver Constant Current, Class 2, 50-60 Hz, 100-240 VAC 0.18 amps.

Surge Protection:

1000 Volts.

Construction

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Thermal Management:

Integral cast aluminum mounting pad for optimum heat sinking to ensure cool operation with maximum LED life and light output.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

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

Green Technology:

Mercury, Arsenic and UV free.

Housing:

Precision die cast aluminum housing and mounting plate (junction box not included).

Gasket:

High temperature silicone.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Optical

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Fixture Efficacy:

30 Lumens per Watt

BUG Rating:

B0 U1 G0

Other

Equivalency:

The SLED5 is Equivalent in delivered lumens to a 13W CFL or 60W incandescent step light.

HID Replacement Range:

The SLED5 can be used to replace 13-26W CFL or 13-60W incandescent step lights based on delivered lumens.

Patents:

The design of the SLED Lights are protected by U.S. Pat. 612,975, Canada Pat. 133101, and China Pat. ZL201030129140.1.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Technical Specifications (continued)

Other

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

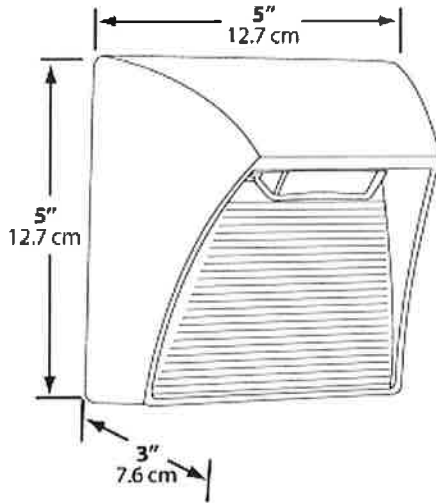
Trade Agreements Act Compliant:

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

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- 5 Watt, High output LED
- 100,000 hour life
- Superior heat sinking with die cast aluminum housing
- Meets ADA Requirements
- Junction Box Not Included

STL360



Super Stealth Sensor with Total 360 + 180 "Can't Miss" Coverage, Surge Protection, Scanning LEDs, Evening Timer and Color Matched Lens, universal CU4 cover plate included.

Color: Bronze

Weight: 1.5 lbs

Project:
Humbolt Apts

Type:

Prepared By:
K. Deines

Date:
12/01/2015

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

Electrical

Voltage:

120 volts AC 60 Hz.

Power Consumption:

1W

Surge Protection:

Withstands up to 6000 volts.

Wall Switch Manual Override:

Two flip logic prevents activation by momentary power outages. Override resets to auto at dawn. No extra wiring needed.

RF Immunity:

Circuits fully shielded for maximum radio frequency immunity.

Switching Capacity:

8 amps, 1000 watts incandescent @ 120 volts.

Sensor Characteristics

Time Adjustment:

5 seconds to 12 minutes.

Wide Sensitivity Control:

Adjustable from 100% to 30%.

Evening Timer:

Keeps lights on for 1-8 hours after dusk. Then sensor is motion activated until dawn.

Set it and forget it:

STL360's full coverage pattern reduces need for aiming and adjustment.

Advanced Detection Logic:

Minimizes false triggers.

Detection:

Senses 180° and 360° down for Total Detection.

LED Characteristics

Scanning LEDs:

3 LEDs continually scan back-and-forth.

Color Matched Lens:

Dark lens with bronze units, white lens with white units.

Construction

Temperature Compensation:

Sensitivity adjusted automatically for consistent detection in hot and cold ambient temperatures.

Mounting:

CU4 plate allows the sensor to be mounted under a soffit.

Other

Lens Masks:

Customized press apply lens mask included to reduce coverage easily.

Photoelectric Control:

Deactivates lights during daylight. Fully adjustable for 24 hour operation or custom applications.

Warranty:

10 year sensor warranty.

Dimensions



Features

- Senses 180° out + 360° down for total detection
- Radio frequency immunity
- 6000 volt surge protection
- Quick test time
- Color matched vandal resistant
- 1000 Watt switching capacity
- Pre-wired and pre-assembled on CU4 universal EZ plate
- Protected manual override with auto reset
- Can be wired in parallel

CU4A



Project: Humbolt Apts	Type:
Prepared By: K. Deines	Date: 12/01/2015

Die cast sensor & floodlight mounting plate fits round, rectangular, octagonal, recessed & surface mount boxes. Lower hole offers better sensor mounting position. 3 close-up plugs, thick, weatherproof gaskets, universal mounting bar and Hanging Helper Hook provided.

Color: Bronze

Weight: 0.6 lbs

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

Construction

Covers:

Precision die cast aluminum or molded polycarbonate plastic with 1/2" threaded holes.

Screws:

10-24 Brass Round Head Phillips/slotted.

Gasket:

1/8" thick closed cell silicone rubber for long lasting seal won't crumple or break.

Replacement Plugs:

Available for round and rectangular covers and boxes.

Hole Count:

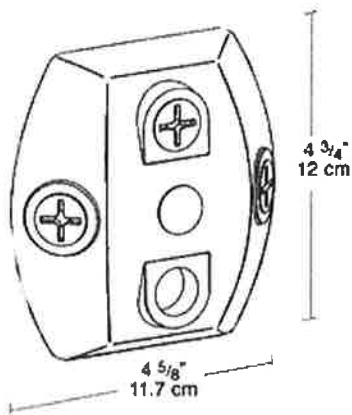
4 Hole.

Other

Patents:

Pat. D520,465.

Dimensions



Features

1/8" thick weatherseal gasket is closed cell foam rubber for long lasting seal that won't break

Strong, corrosionproof polycarbonate

Stainless steel screws provided

Die cast aluminum covers are color matched

Close-up plugs allow Phillips or slotted screwdrivers for easy installation