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**REPORT**

File: AR 17-14

DATE: May 9, 2017

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Assistant Planner, (879-6535, kelly.murphy@chicoca.gov)  
Community Development Department

RE: Architectural Review 17-14 (The Domicile II Apartments) – 2910 Joshua Tree  
Road; Assessor Parcel Number 007-220-058

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**RECOMMENDATION**

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-14 (The Domicile II Apartments), subject to the recommended conditions therein.

**BACKGROUND AND DISCUSSION**

The applicant proposes to construct six (6) two-story apartment buildings, containing a total of 44 multi-family housing units, at 2910 Joshua Tree Road (see **Attachment A**, Location Map, and **Attachment B**, Project Description). The subject parcel is designated Medium Density Residential in the General Plan and located in the R2-AOC (Medium Density Residential with Airport Compatibility Zone C overlay) zoning district. Pursuant to Chico Municipal Code (CMC) Section 19.40.020, multi-family housing is principally permitted use in the R2 zone. Allowable residential densities within the City’s R2 zoning district and MDR General Plan designation range from 7.1 to 14 dwelling units per acre. The project proposes a residential density of 14 units per gross acre.

Currently developed with an 8 unit apartment building, the 2.92-acre project site is located on the east side of Joshua Tree Road, between Posada Way and Waterford Drive. Existing site features include a variety of redwood, walnut, maple, sycamore and mulberry trees and a six-foot wood fence along the northern, southern and eastern property lines which is proposed to remain. The majority of surrounding uses are residential dwellings. Specifically, single-family houses are located north of the project site and multi-family residential housing, primarily apartment complexes, are located immediately east, west and south of the site.

The proposed development includes the construction of six (6) townhouse style apartment buildings, containing a total of 44 multi-family housing units (see **Attachment C**, Site Plan). The proposed site plan illustrates the layout and orientation of the six apartment buildings, as well as the trash enclosures, parking and recreation areas, parking lot lighting and landscaping. The project also features a 768 square-foot pool house and swimming pool area enclosed by 6 foot wrought iron fencing. Buildings 1 and 2 would be oriented to front Joshua Tree Road,

set back 14 feet from the street, and separated by a 24 foot wide entrance drive. Buildings 3 and 4 would be situated parallel to each other, separated by a landscaped space with pedestrian walkways and three barbeques and picnic tables. Located on the southeast corner of the site and set back 15 feet from the rear property line, Buildings 5 and 6 would be oriented to face each other and have larger backyard areas with 6-foot tall fencing to accommodate tenants with pets or small children. Side yard setbacks between the parking areas along the north and south property lines would be 9 feet and 4 feet, respectively.

All six buildings would be two-story structures and vary slightly in height, with the tallest structure being 33-feet in height (See **Attachment D**, Elevations). Of the 44 units, 10 units would have one bedroom, 18 units would have two bedrooms, and 16 units would have three bedrooms, for a total of 94 bedrooms. Each unit would have a ground floor entry with a covered porch. All upstairs units are designed with a covered balcony space, and all ground-level units would be provided with an individual backyard area enclosed with 3 foot tall fencing. Air condenser units would be ground mounted and screened from public view using landscaping. Air condenser units for Buildings 3, 4, 5 and 6 are located in the backyards of each dwelling unit, while the condensers for Buildings 1 and 2 are located between the entries on the west side of the apartments.

Onsite circulation has been designed to provide a pedestrian friendly orientation for the complex, connecting the public sidewalk to onsite pedestrian paths and situating the parking areas on the perimeter of the site. Landscaping would be planted around the buildings and between parking fields. Vehicle access to the site is provided via an entrance drive from Joshua Tree Road. Per CMC Section 19.70.040, a total of 84 parking spaces are required [(10 one-bedroom units x 1.25 spaces) + (18 two-bedroom units x 1.75) + (16 three-bedroom units x 2 spaces) + (1 guest space per every 5 units) = 84 spaces]. The project would provide a total of 90 vehicle parking spaces and six bicycle spaces, meeting this requirement. A total of three trash enclosures would be located onsite. The proposal includes 6-foot, capped cedar fencing along portions of the site perimeter and between each unit within Buildings 5 and 6, separating the backyard areas. New 3-foot fencing is proposed to enclose the backyard areas for the remaining units. Exterior lighting would consist of LED bollard lights with a height of 40 inches located throughout the site, including the parking areas and adjacent to the trash enclosures (see **Attachment E**, Lighting Details). Front entries and back patios of each unit would be illuminated with recessed can lighting.

The landscape plan calls for a variety of species, predominately with moderate water demands (see **Attachment F**, Landscape Plan). Parking lot shading is estimated to reach approximately 56-percent at maturity, with 15 large chinkapin oaks providing most of the pavement shade. Nine (9) medium-sized ginkgo trees, 5 tupelo trees and 4 canary island pine trees would provide the remainder of the shading calculated for the site. In addition to the species listed, northern red oaks and crepe myrtle trees would add ornamentation. A variety of shrubs would be planted around the perimeter of the site and at the entrance to each unit. Dwarf creeping fig vines would be trained to the trash enclosures to create a green-wall screening effect in the future and dissuade graffiti vandalism.

The proposed architecture is a traditional townhouse style, with each unit having a ground-floor entry (see **Attachment G**, Color Elevations). The massing of the buildings is broken up through varying the exterior with different roof lines, colors and siding materials. Front elevations provide covered porches and large, well-defined windows on the ground level and

second floor. Rear elevations feature sliding glass doors for accessing backyard areas, with bedroom windows on the second story. The exterior building materials would be stucco and cement board siding, with a composition shingle, open gable roof line.

The color palette proposed for the townhouses consists of rich earth-tones (see **Attachment H**, Color/Material Sample Sheet). A light beige ('La Habra' – Pure Ivory) stucco and a similar tan color ('La Habra' – Roycroft Vellum) stucco would be applied to portions of each apartment building. In addition to these more neutral colors, three color schemes are proposed for the cement board siding: red, blue and green. Each scheme utilizes a richer shade and a lighter shade of the proposed color. Buildings 1 and 2 utilize a mix of the red, blue and green color schemes. Building 3 would be designed with the red and blue schemes. The green scheme would be applied to Building 4, the red scheme to Building 5, and the blue scheme to Building 6. A stucco band would be applied to help to further define the first and second floors. The entries, windows, and roofline would be accented with a light-colored stucco trim.

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4). 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 and architectural elements that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4).

The project includes a shared recreational area and provides each unit with a backyard, consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). Building 1 faces the street, and the public sidewalks is connected to onsite pedestrian paths that circulate around the entire complex, consistent with DGs 4.1.11, 4.1.35, and 4.1.41, which encourage a pedestrian-oriented design. Ground floor covered entries, second story windows and balconies, and the variety of color and materials applied to each building help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). The parking area is located to the side of the buildings, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 1.1.14, 4.1.52, and 4.1.53).

## **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 on the required findings itemized below.

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 goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, H.3.4). The project also includes landscaping that is fundamental to the design, softens the structure appearance all while meeting parking lot shade requirements (CD 1.1.2). 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 proposal is consistent with Design Guidelines that encourage a pedestrian-oriented design (DGs 4.1.11, 4.1.35, and 4.1.41) and call for incorporating common open space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). Ground floor covered entries, second story windows and balconies, and the variety of color and materials applied to each building help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). The parking area is situated interior to the site to promote easy wayfinding and provide vehicle visibility to residents, and reduce views of automobiles from the public street, consistent with DGs 1.1.14, 4.1.52, and 4.1.53.

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 color palette of the proposed apartment complex are visually compatible with the surrounding neighborhood. Exterior equipment will be properly screened in the rear yards of each unit by fences or painted to match the structures. Parking lot lighting is proposed at a pedestrian scale and will not result in any unnecessary source of glare or contribution to the night sky pollution.

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 townhomes will not unnecessarily block views or dominate their surroundings as the buildings are set back from neighboring uses and generally located more interior to the site. The buildings that are located the closest to adjacent properties are situated so that only the side elevations are exposed to neighbors, further reducing any potential impacts. The site is surrounded by residential uses, predominately single-family housing to the northeast and multi-family housing apartment complexes to the southwest. Given the medium-density residential character of the area, implementation of a multi-family residential project of this scale and intensity would be compatible with the surrounding sites and structures.

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 building and parking areas, as well as provide adequate screening of the trash enclosure and wall/ground mounted utilities. Parking lot shading is adequate and a partially-shaded, shared recreational area will also contribute towards providing an attractive residential environment. The landscaping will have a range of colors and textures that will provide visual interest throughout the year.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 17-14 (The Domicile II Apartments). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. Prior to issuance of a certificate of occupancy, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
5. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits. The planting of replacement trees or the payment of in-lieu fees will be required.

### **PUBLIC CONTACT**

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

### **ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Elevation Drawings
- E. Lighting Details
- F. Landscape Plan
- G. Color Elevations
- H. Color/Material Sample Sheet

**DISTRIBUTION**

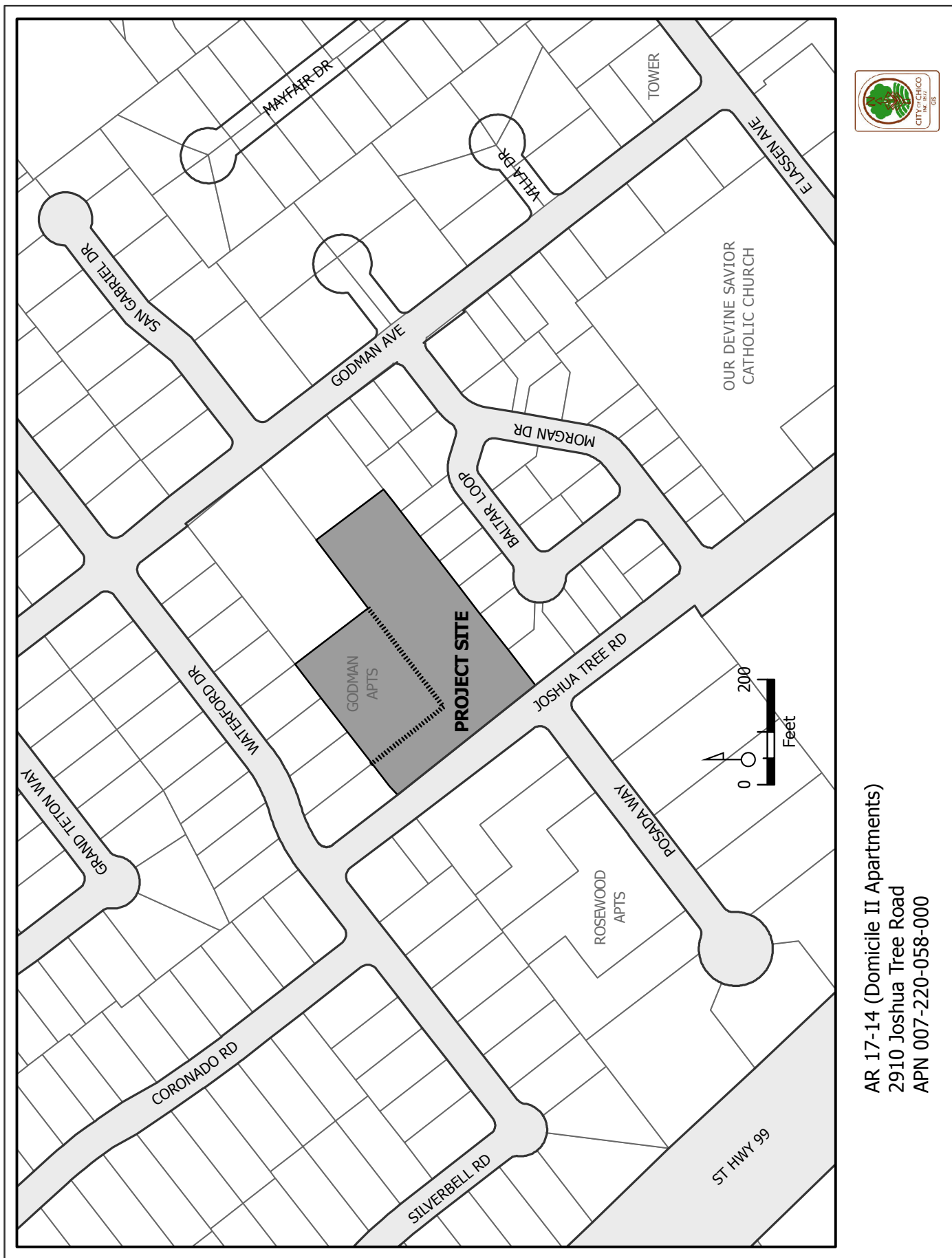
Internal (3)

Mike Sawley, Senior Planner  
Kelly Murphy, Assistant Planner  
File: AR 17-14

External (2)

Greg Peitz, Architect, 383 Rio Lindo Ave., Chico, CA 95926  
Chuck Tratreau, 9 Blackstone Court, Chico, CA 95928  
John Michiels, 1010 Cass Street, Apt. B4, Monterey, CA 93940

X:\Current Planning\AR\2017\14 The Domicile II Apartments\process\AR 17-14 ARHPB Report & Attachments



AR 17-14 (Domicile II Apartments)  
2910 Joshua Tree Road  
APN 007-220-058-000

# GREGORY A. PEITZ ARCHITECT

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

RECEIVED

MAR 14 2017

CITY OF CHICO  
PLANNING SERVICES

**SUBJECT: JOSHUA TREE APARTMENTS  
ARHPB PROJECT DESCRIPTION**

The Joshua Tree apartments is a 44 unit apartment complex of a mixture of one, two and three bedroom apartments on an R2 zoned parcel in north Chico.

The site has been arranged to line the Joshua Tree street frontage with attractive buildings with entry porches to give the project a people oriented emphasis and minimize the visual impact of the cars. The on-site sidewalks are all interconnected and are connected to the public sidewalk to provide a pedestrian friendly orientation for the whole complex and to help give the complex a greater sense of community. (DG 4.1.35) (DG 4.1.12) (DG 1.1.14)

The massing of the buildings has been varied to avoid a "boxy" shape to the buildings and create a more pleasing geometry. All units have a ground floor entry with a covered porch to give a more townhouse feel to the complex. Various colors have been used to add visual interest and to emphasize the individual units. (DG 4.1.15) (DG 4.2.31)

Outdoor living has been accommodated in a variety of ways in the project. Each living unit has either an exterior balcony for the upstairs apartments or a covered patio with a small fenced-in yard space for the ground level units. Many of these look out on the open picnic area at the center of the complex. The townhouses in the rear of the complex have large yards enclosed with six foot fences for families with pets or small children. (DG 4.1.43)

The center of the project has a large open grass area with walking paths and picnic tables with bbq's for community or individual outdoor activities. Adjacent to the picnic area is a swimming pool area with pool house that will house the pool equipment and includes an indoor recreation room and restrooms. (DG 4.1.41) (DG 4.1.42) (DG 4.1.45)



**DENSITY:**  
 GROSS LOT AREA: 126,994 S.F.  
 ACREAGE: 3.15 ACRES  
 MIN. DENSITY (7.1 UNITS PER ACRE): 22 UNITS  
 MAX. DENSITY (14 UNITS PER ACRE): 44 UNITS

**PARKING ANALYSIS**

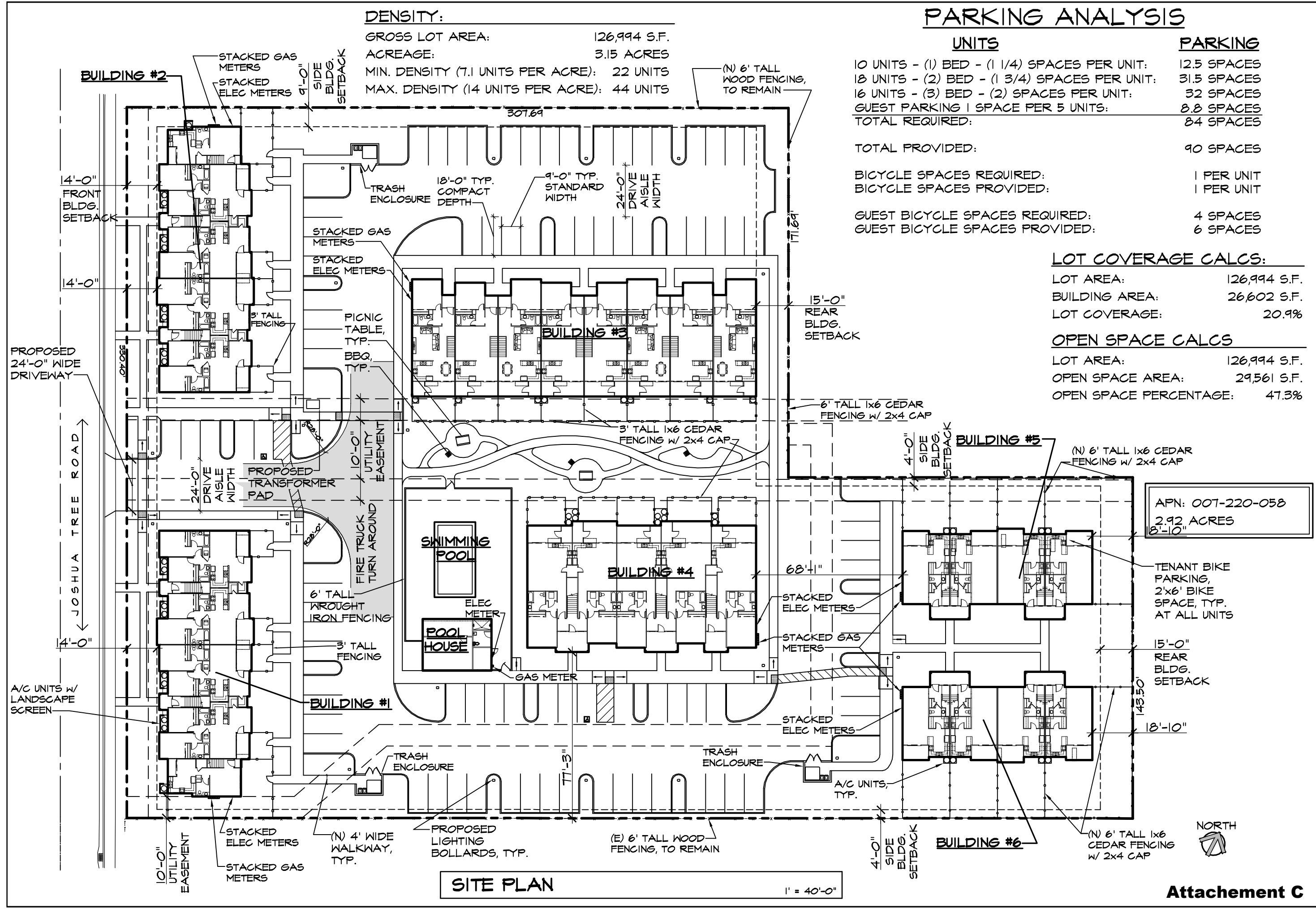
UNITS	PARKING
10 UNITS - (1) BED - (1 1/4) SPACES PER UNIT:	12.5 SPACES
18 UNITS - (2) BED - (1 3/4) SPACES PER UNIT:	31.5 SPACES
16 UNITS - (3) BED - (2) SPACES PER UNIT:	32 SPACES
GUEST PARKING   SPACE PER 5 UNITS:	8.8 SPACES
<b>TOTAL REQUIRED:</b>	<b>84 SPACES</b>
<b>TOTAL PROVIDED:</b>	<b>90 SPACES</b>
BICYCLE SPACES REQUIRED:	1 PER UNIT
BICYCLE SPACES PROVIDED:	1 PER UNIT
GUEST BICYCLE SPACES REQUIRED:	4 SPACES
GUEST BICYCLE SPACES PROVIDED:	6 SPACES

**LOT COVERAGE CALCS:**

LOT AREA:	126,994 S.F.
BUILDING AREA:	26,602 S.F.
LOT COVERAGE:	20.9%

**OPEN SPACE CALCS**

LOT AREA:	126,994 S.F.
OPEN SPACE AREA:	29,561 S.F.
OPEN SPACE PERCENTAGE:	47.3%



**SITE PLAN** 1" = 40'-0"

APN: 007-220-058  
 2.92 ACRES  
 6'-10"

TENANT BIKE PARKING,  
 2'x6' BIKE SPACE, TYP.  
 AT ALL UNITS

15'-0"  
 REAR BLDG.  
 SETBACK

143.50  
 18'-10"



Revision: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

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

**JOSHUA TREE APARTMENTS**  
 SITE PLAN  
 AT: JOSHUA TREE DRIVE  
 CHICO, CALIFORNIA

**ARB1**

Scale: CAS  
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 Date: 2017  
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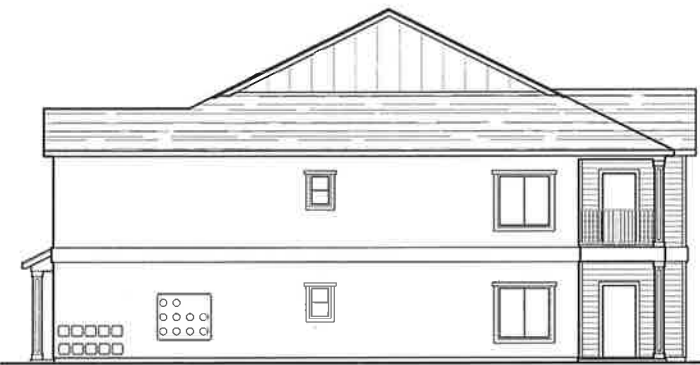






REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATIONS

1/8" = 1'-0"



2x8 BARGES w/ 1x3 TRIM,  
TYP. @ GABLE ENDS

BOARD & BATT  
SIDING

COMP.  
SHINGLES

2x8 TRIM w/  
1x2 TRIM, TYP.

33'-2"

2-COAT  
STUCCO o/  
FOAM

STUCCO o/  
FOAM TRIM

CEMENT BD.  
LAP SIDING

1x4 TRIM @ CORNERS,  
DRS, & WDWS

FRONT ELEVATION

1/4" = 1'-0"

ATTACHMENT

Form	Date	By

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

JOSHUA TREE APARTMENTS  
1 BEDROOM APARTMENTS  
AT: JOSHUA TREE DRIVE  
CHICO, CALIFORNIA



DOMICLE  
JOSHUA TREE  
BUILDING 4

Date: MARCH 2017

Scale:

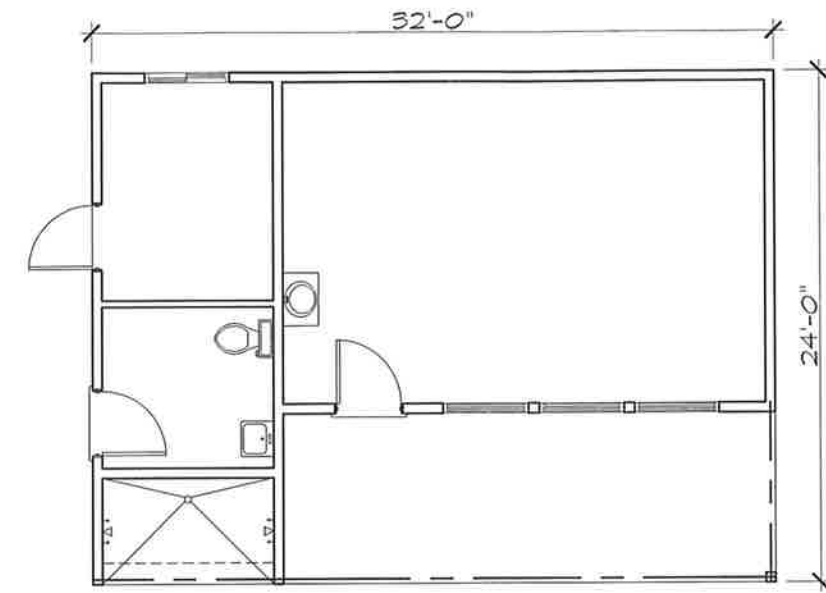
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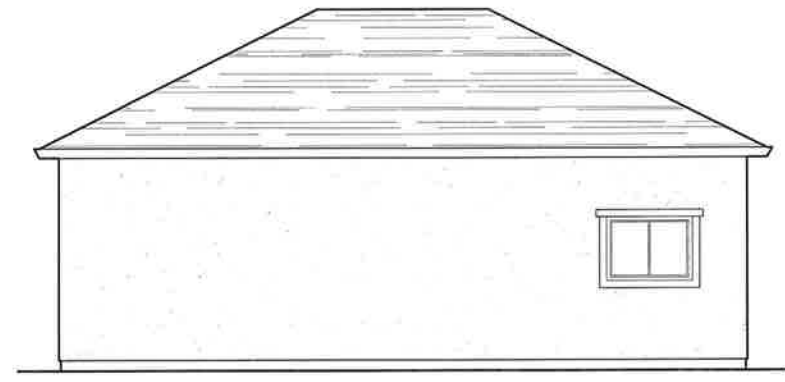
**ARB6**





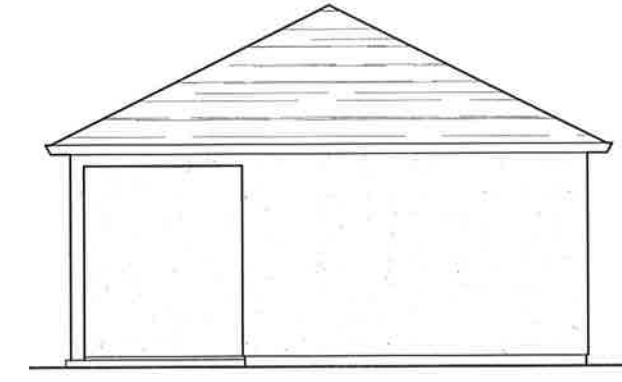
FLOOR PLAN

1/4" = 1'-0"



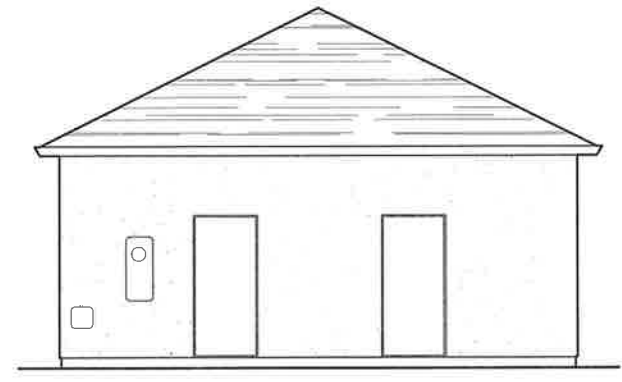
SOUTHEAST ELEVATION

1/4" = 1'-0"



SOUTHWEST ELEVATION

1/4" = 1'-0"



NORTHEAST ELEVATION

1/4" = 1'-0"



NORTHWEST ELEVATION

1/4" = 1'-0"

Rev	Date	By

**GREGORY A. PEITZ**  
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JOSHUA TREE APARTMENTS  
 3 BEDROOM-2 BATH TOWNHOME  
 AT: JOSHUA TREE DRIVE  
 CHICO, CALIFORNIA



DOMICILE  
 JOSHUA TREE  
 POOL HOUSE

Date: MARCH 2017

Scale:

Drawn: CAS

Job: 16-2170

Sheet  
**ARB10**

ATTACHMENT ' ' 1





# KBR8 LED

## LED Specification Bollard

Catalog  
Number

Notes

Type

RECEIVED

MAR 14 2017

CITY OF CHICO  
PLANNING SERVICES

### Introduction

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

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

### Specifications

8" Round  
(20.3 cm)

Height: 40"  
(101.6 cm)

Weight (max): 27 lbs  
(12.25 kg)



### Ordering Information

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

#### KBR8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <i>(required)</i>
KBR8 LED	Asymmetric 12C 12 LEDs <sup>1</sup>	350 350 mA	30K 3000 K	ASY Asymmetric <sup>8</sup> SYM Symmetric <sup>7</sup>	MVOLT <sup>5</sup>	Shipped installed	Shipped installed	DWHXD White
		450 450 mA <sup>3,4</sup>	40K 4000 K					
	Symmetric 16C 16 LEDs <sup>7</sup>	530 530 mA	50K 5000 K		208 <sup>5</sup>	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) <sup>4,7</sup>	DDBXD Dark bronze
		700 700 mA	AMBPC Amber phosphor converted					
			AMBLW Amber limited wavelength <sup>3,4</sup>		277 <sup>5</sup>		H30 30" overall height	DDBTXD Textured dark bronze
					347 <sup>4</sup>		H36 36" overall height	DBLXBD Textured black
							FG Ground-fault festoon outlet	DNATXD Textured natural aluminum
							L/AB Without anchor bolts (3 bolt base)	DWHGXD Textured white
							L/AB4 4 bolt retrofit base without anchor bolts <sup>6</sup>	

### Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED<sup>8</sup>

### NOTES

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



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • [www.lithonia.com](http://www.lithonia.com)  
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Attachment E

## Performance Data

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

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1						
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1						
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1						
	Amber 450	16																324	20	0	1	0	
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0						
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1						
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1						
	Amber 450	20																374	19	0	0	0	

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

## Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

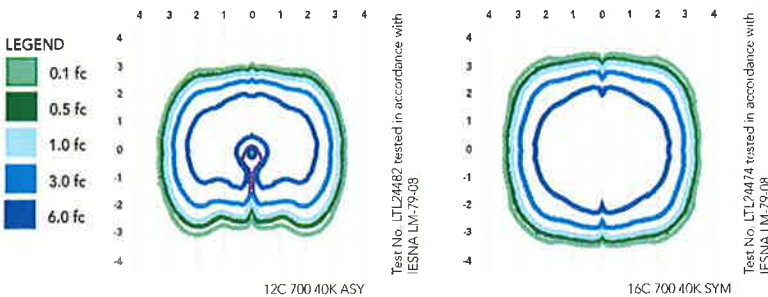
## Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBR8 Bollard homepage](#).

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



## FEATURES & SPECIFICATIONS

### INTENDED USE

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

### CONSTRUCTION

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

### FINISH

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

### OPTICS

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

### ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

### LISTINGS

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

### WARRANTY

Five-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.





# TREE LIST

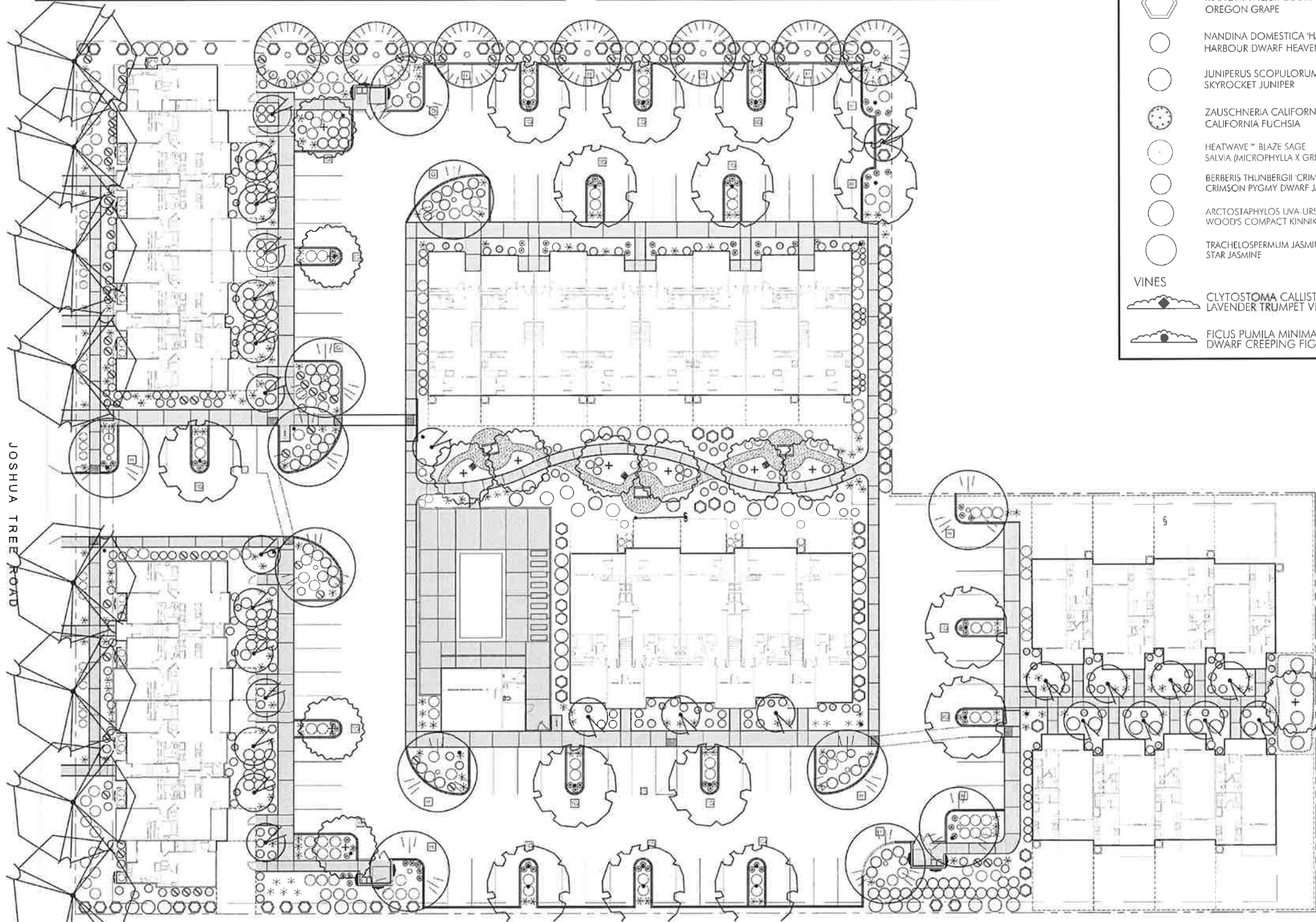
SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	QUERCUS MUEHLENBERGII CHINKAPIN OAK	70'	5 GAL, STANDARD
	NYSSA SYLVATICA SOUR GUM, TUPELO TREE	30'	5 GAL, STANDARD
	LAGERSTROEMIA INDICA 'WHIT II' P.P.# 10296 DYNAMITE CRAPE MYRTLE	15'	5 GAL MULTI-TRUNK

# TREE LIST (CONTINUED)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	QUERCUS RUBRA NORTHERN RED OAK	50'	5 GAL, STANDARD
	GINKGO BILOBA 'AUTUMN GOLD' MAIDENHAIR TREE	30'	5 GAL, STANDARD
	PINUS CANARIENSIS CANARY ISLAND PINE	30'	5 GAL, STANDARD

# SHRUB LIST (LOW WATER USE)

SYMBOL SHRUBS	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	AGAPANTHUS AFRICANUS LILY OF THE NILE	3'	1 GAL
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT XYLOSMA	5'	1 GAL
	DIETES BICOLOR FORTNIGHT LILY	4'	1 GAL
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	1 GAL
	NANDINA DOMESTICA HEAVENLY BAMBOO	3'+	1 GAL
	MAHONIA AQUIFOLIUM OREGON GRAPE	4'+	1 GAL
	NANDINA DOMESTICA 'HARBOUR DWARF' HARBOUR DWARF HEAVENLY BAMBOO	2'+	1 GAL
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	3'	1 GAL
	ZAUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA	4'	1 GAL
	HEATWAVE™ BLAZE SAGE SALVIA (MICROPHYLLA X GREGGII) 'EGGBEN005' P.P.#24,151	3'	1 GAL
	BERBERIS THUNBERGII 'CRIMSON PYGMY' (ATROPURPUREA NANA) CRIMSON PYGMY DWARF JAPANESE BARBERRY	3'	1 GAL
	ARCTOSTAPHYLOS UVA-URSI 'WOOD'S COMPACTA' WOOD'S COMPACT KINKKINICK	4'	1 GAL
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	4'	1 GAL
<b>VINES</b>			
	CLYTOSTOMA CALLISTEGIOIDES LAVENDER TRUMPET VINE	REMARKS TRAIN TO VINE SUPPORT TRELLISES	1 GAL
	FICUS PUMILA MINIMA DWARF CREEPING FIG	REMARKS TRAIN TO TRASH ENCLOSURE WALLS	1 GAL



LICENSE  
CONSULTANT  
CLIENT

PAT CORRIGAN & JOHN MICHIELS

PROJECT  
JOSHUA TREE TOWNHOUSES  
CHICO,  
CALIFORNIA

SHEET TITLE  
PRELIMINARY  
LANDSCAPE  
PLAN

DATES	DESCRIPTION	DATE
1	PRELIMINARY LANDSCAPE PLAN	3-7-17

Plot Date: March 07, 2017 - 2:10 pm

PROJECT NUMBERS  
BFLA PROJECT # 1952  
CONSULTANT PROJECT #

SHEET NUMBER  
**L-0.1**  
SHEET 1 OF 4

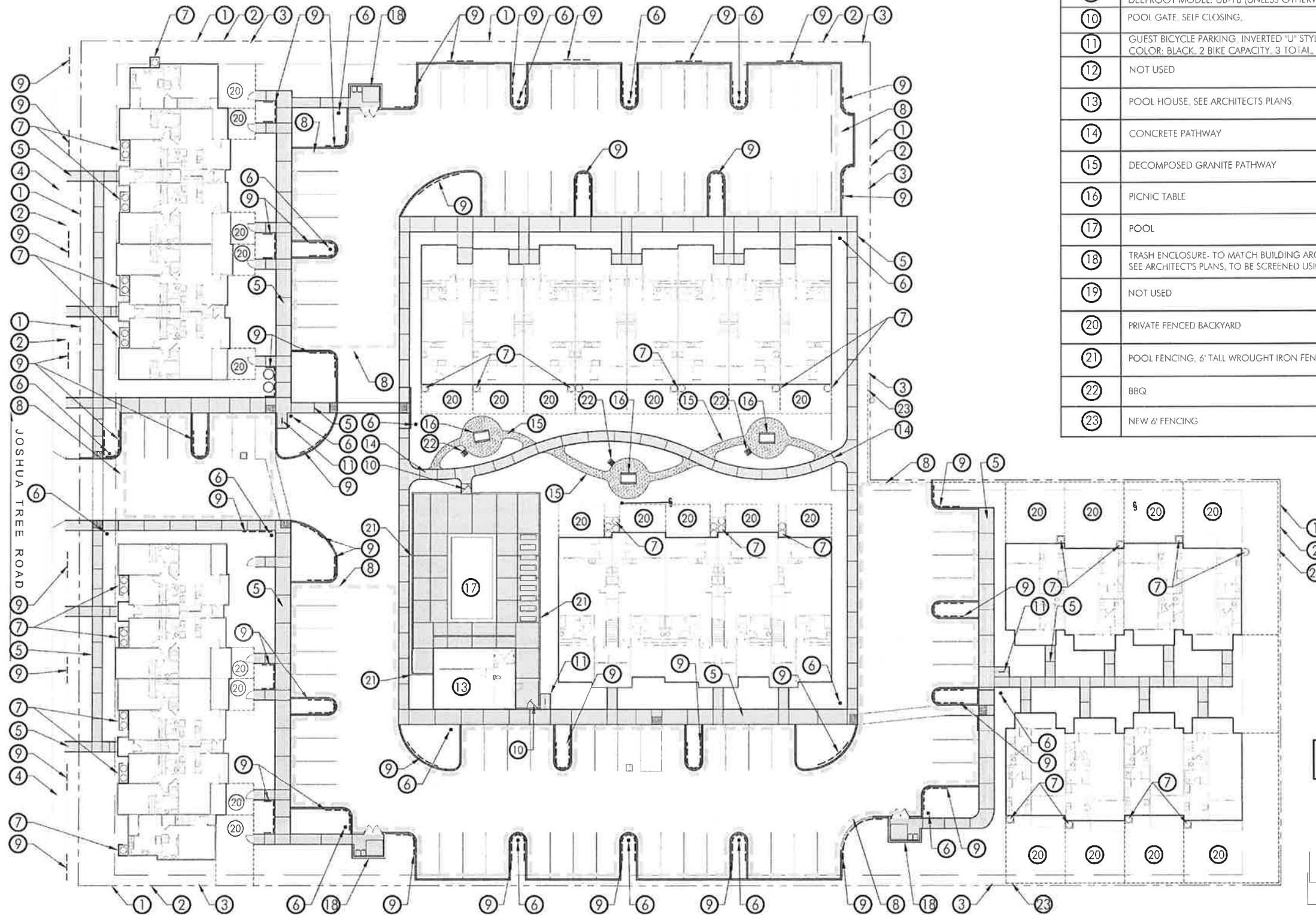
SEE SHEET L-0.2, L-0.3, L-0.4  
FOR ADDITIONAL INFORMATION



File Name: Z:\BFLA (1900\_1999)\1952 Joshua Tree Apartments\1952\_Cad Files\1952 Master Plan\1952 Prelim 3-6-17.dwg

# PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	LIMIT OF WORK
③	EXISTING 6' WOOD FENCE, TO REMAIN.
④	EXISTING CITY OF CHICO SIDEWALK, TO REMAIN.
⑤	CONCRETE SIDEWALKS, SEE ARCHITECT'S PLANS.
⑥	BOLLARD LIGHT
⑦	HEATING/ AIR CONDITIONING TO BE GROUND MOUNTED AND SCREENED FROM VIEW, SEE ARCHITECT'S PLANS.
⑧	PARKING AND BACK-UP AREA FOR SHADE CALCULATIONS, SEE SHEET L-0.5
⑨	ROOT BARRIER (TYPICAL AT ALL TREES WITHIN 4 FEET OF HARDSCAPE). DEEPROOT MODEL: UB-18 (UNLESS OTHERWISE INDICATED)
⑩	POOL GATE, SELF CLOSING.
⑪	GUEST BICYCLE PARKING - INVERTED "U" STYLE, COLOR: BLACK, 2 BIKE CAPACITY, 3 TOTAL.
⑫	NOT USED
⑬	POOL HOUSE, SEE ARCHITECT'S PLANS
⑭	CONCRETE PATHWAY
⑮	DECOMPOSED GRANITE PATHWAY
⑯	PICNIC TABLE
⑰	POOL
⑱	TRASH ENCLOSURE- TO MATCH BUILDING ARCHITECTURE, SHOWN FOR REFERENCE ONLY SEE ARCHITECT'S PLANS, TO BE SCREENED USING EVERGREEN VINES.
⑲	NOT USED
⑳	PRIVATE FENCED BACKYARD
㉑	POOL FENCING, 6' TALL WROUGHT IRON FENCING.
㉒	BBQ
㉓	NEW 6' FENCING



SEE SHEET L-0.1, L-0.3, L-0.4,  
FOR ADDITIONAL INFORMATION



**Attachment F**

BRIAN FIRTH  
LANDSCAPE  
ARCHITECT, INC.  
227 BROADWAY, SUITE 220,  
CHICO, CALIFORNIA 95928  
PHONE: 530.899.1130/  
FAX: 530.899.1920  
www.bfadesign.com  
www.facebook.com/BFADesign

LICENSE



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PAT CORRIGAN  
&  
JOHN MICHIELS

PROJECT  
JOSHUA TREE  
TOWNHOUSES  
CHICO,  
CALIFORNIA

SHEET TITLE  
PRELIMINARY  
LANDSCAPE  
PLAN

DATES  
NO. DESCRIPTION DATE  
1 PRELIMINARY 3/7-17  
LANDSCAPE PLAN

Plot Date: March 07, 2017 - 2:10 pm

PROJECT NUMBERS

BFLA PROJECT # 1952  
CONSULTANT PROJECT #:

SHEET NUMBER

**L-0.2**

SHEET 1 OF 4

# SOILS STATEMENT

THE SOILS IN THIS AREA ARE KNOWN TO BE OF GOOD QUALITY AND IS SUITABLE FOR PLANT GROWTH, ROCKS AND DEBRIS WILL BE REMOVED, AND SOIL AMENDED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY.

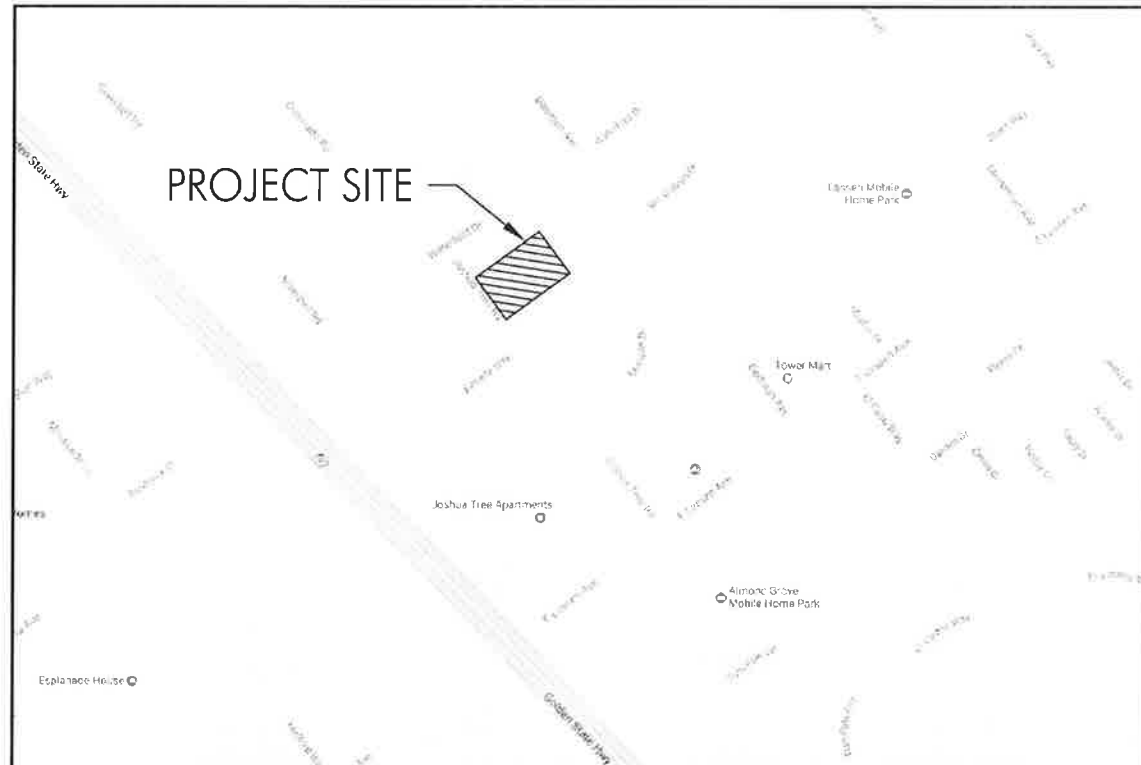
# LANDSCAPE MULCH

A UNIFORM 3" MINIMUM LAYER OF FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS UNLESS OTHERWISE NOTED.

# AB 1881 COMPLIANCE

ALL LANDSCAPED AREA (33,486 SF) IS HYDROZONED AS LOW 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, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 233,890 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 736,753 GALLONS PER YEAR.

# VICINITY MAP



# PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	33,486 SF	
PARKING LOT LANDSCAPE	2,590 SF	7 %

# SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			33,486 SF	100%
SHADE AREA PROVIDED				
SOUR GUM, TUPELO TREE				
F FULL	490 SF	0	0 SF	0%
TQ THREE QUARTER	367 SF	2	734 SF	2%
H HALF	245 SF	1	245 SF	1%
Q QUARTER	123 SF	1	123 SF	1%
CHINKAPIN OAK			<b>SUB TOTAL</b> 1,102 SF	4%
F FULL	1,256 SF	0	0 SF	0%
TQ THREE QUARTER	942 SF	13	12,246 SF	37%
H HALF	628 SF	2	1,256 SF	3%
Q QUARTER	314 SF	0	0 SF	0%
MAIDENHAIR TREE, GINKGO			<b>SUB TOTAL</b> 13,502 SF	40%
F FULL	707 SF	0	0 SF	0%
TQ THREE QUARTER	530 SF	0	0 SF	0%
H HALF	353 SF	6	2,118 SF	6%
Q QUARTER	177 SF	3	531 SF	2%
CANARY ISLAND PINE			<b>SUB TOTAL</b> 2,649 SF	8%
F FULL	707 SF	0	0 SF	0%
TQ THREE QUARTER	530 SF	0	0 SF	0%
H HALF	353 SF	4	1,412 SF	4%
Q QUARTER	177 SF	0	0 SF	0%
TOTAL SHADE AREA PROVIDED			<b>SUB TOTAL</b> 1,412 SF	4%
			<b>TOTAL SHADE AREA PROVIDED</b> 18,665 SF	56%



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PROJECT  
JOSHUA TREE TOWNHOUSES  
CHICO, CALIFORNIA

SHEET TITLE  
PRELIMINARY LANDSCAPE PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY LANDSCAPE PLAN	3-7-17
2	PLAN CHECK	4-26-17
3	COMMENT	

Plot Date: April 26, 2017 - 4:44 pm

PROJECT NUMBERS  
BFLA PROJECT # 1952  
CONSULTANT PROJECT #

SHEET NUMBER

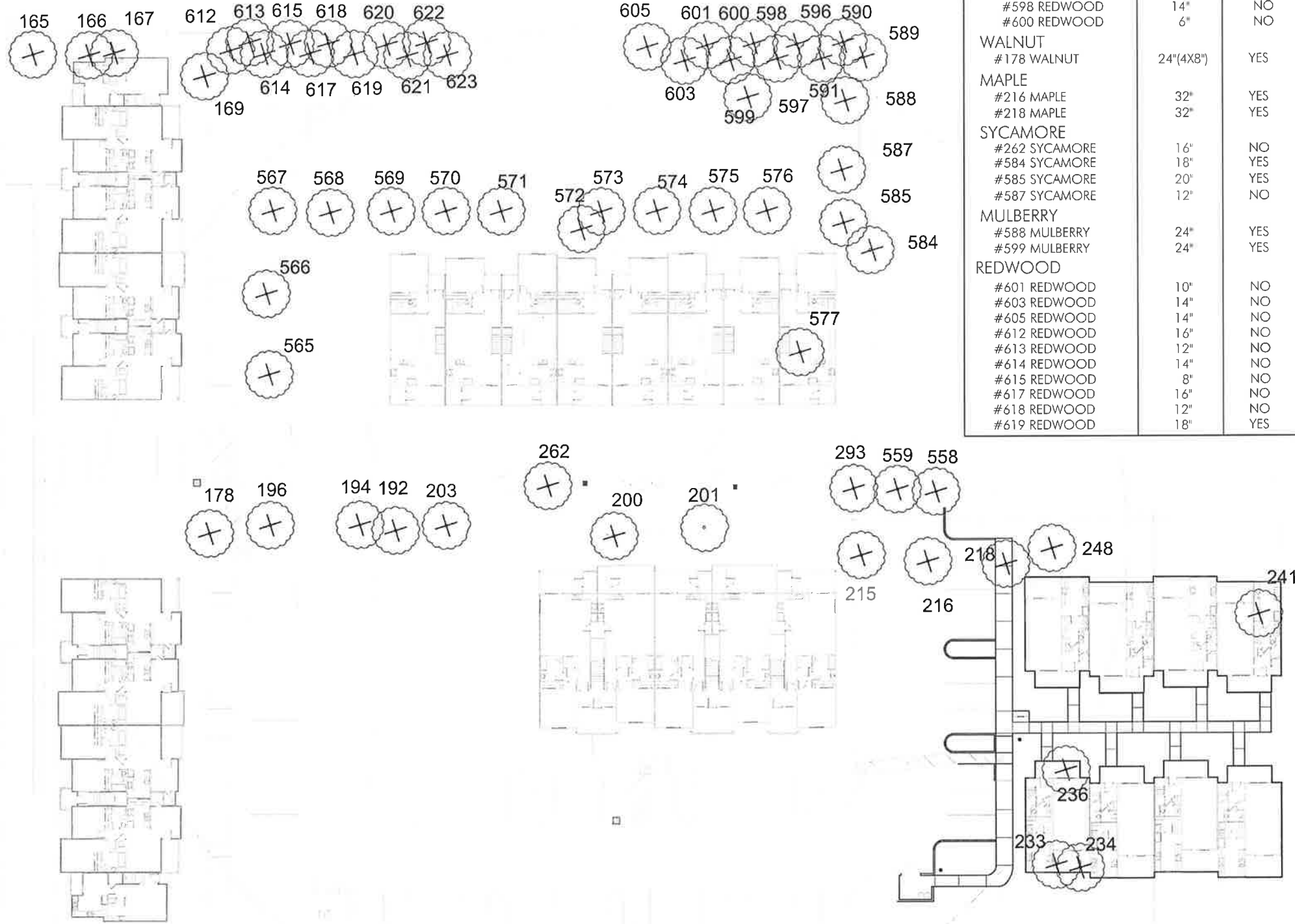
**L-0.3**

SHEET 1 OF 4

SEE SHEET L-0.1, L-0.2, L-0.4, FOR ADDITIONAL INFORMATION

File Name: Z:\BFLA (1900-1999)\1952 Joshua Tree Apartments\1952 Civil Files\1952 Master Plan\1952 Prelim 3-6-17.dwg

JOSHUA TREE ROAD



TREE REMOVAL TABLE

TREE SPECIES	DIAMETER (DBH)	MITIGATION ASSESSMENT
<b>TREES REMOVED</b>		
<b>REDWOOD</b>		
#165 REDWOOD	12"	NO
#166 REDWOOD	8"	NO
#167 REDWOOD	8"	NO
#515 REDWOOD	20"	YES
#543 REDWOOD	20"	YES
#572 REDWOOD	16"	NO
#589 REDWOOD	12"	NO
#590 REDWOOD	12"	NO
#591 REDWOOD	10"	NO
#596 REDWOOD	12"	NO
#597 REDWOOD	12"	NO
#598 REDWOOD	14"	NO
#600 REDWOOD	6"	NO
<b>WALNUT</b>		
#178 WALNUT	24"(4X8")	YES
<b>MAPLE</b>		
#216 MAPLE	32"	YES
#218 MAPLE	32"	YES
<b>SYCAMORE</b>		
#262 SYCAMORE	16"	NO
#584 SYCAMORE	18"	YES
#585 SYCAMORE	20"	YES
#587 SYCAMORE	12"	NO
<b>MULBERRY</b>		
#588 MULBERRY	24"	YES
#599 MULBERRY	24"	YES
<b>REDWOOD</b>		
#601 REDWOOD	10"	NO
#603 REDWOOD	14"	NO
#605 REDWOOD	14"	NO
#612 REDWOOD	16"	NO
#613 REDWOOD	12"	NO
#614 REDWOOD	14"	NO
#615 REDWOOD	8"	NO
#617 REDWOOD	16"	NO
#618 REDWOOD	12"	NO
#619 REDWOOD	18"	YES

TREE REMOVAL TABLE

TREE SPECIES	DIAMETER (DBH)	MITIGATION ASSESSMENT
<b>TREES REMOVED</b>		
<b>REDWOOD</b>		
#620 REDWOOD	12"	NO
#621 REDWOOD	16"	NO
#622 REDWOOD	12"	NO
#623 REDWOOD	18"	YES
<b>OAK</b>		
#169 VALLEY OAK	18" (12", 6")	YES
#192 VALLEY OAK	12"	YES
#196 VALLEY OAK	8"	YES
#200 VALLEY OAK	24" (3 X 8")	YES
#201 VALLEY OAK	7"	YES
#203 VALLEY OAK	16" (10", 6")	YES
#215 VALLEY OAK	30"	YES
#233 VALLEY OAK	52"	YES
#234 VALLEY OAK	18"	YES
#236 VALLEY OAK	48"	YES
#241 VALLEY OAK	72"	YES
#248 VALLEY OAK	72" (4X18")	YES
<b>TALLOW</b>		
#194 TALLOW	16"	NO
<b>PEAR</b>		
#293 PEAR	12"	NO
#558 PEAR	10"	NO
#559 PEAR	10"	NO
<b>ASH</b>		
#565 ASH	14"	NO
#566 ASH	12"	NO
#567 ASH	18"	YES
<b>TUPELO</b>		
#569 TUPELO	8"	NO
#570 TUPELO	12"	NO
#571 TUPELO	10"	NO
#573 TUPELO	10"	NO
#574 TUPELO	8"	NO
#575 TUPELO	8"	NO
#576 TUPELO	8"	NO
<b>TOTAL TREES TO BE REMOVED</b>		66
<b>TOTAL TREES THAT REQUIRE MITIGATION</b>		24
<b>TOTAL COMBINED INCHES (DBH) OF TREES THAT REQUIRE MITIGATION</b>		645"



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PAT CORRIGAN & JOHN MICHIELS

PROJECT  
JOSHUA TREE TOWNHOUSES  
CHICO, CALIFORNIA

SHEET TITLE  
TREE REMOVAL PLAN

DATE	NO.	DESCRIPTION	DATE
1		PRELIMINARY LANDSCAPE PLAN	3-7-17

Plot Date: March 07, 2017 - 2:09 pm

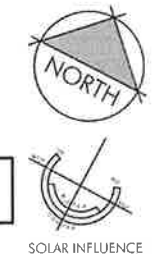
PROJECT NUMBERS

BFLA PROJECT #: 1952  
CONSULTANT PROJECT #

SHEET NUMBER

**L-0.4**  
SHEET 1 OF 4

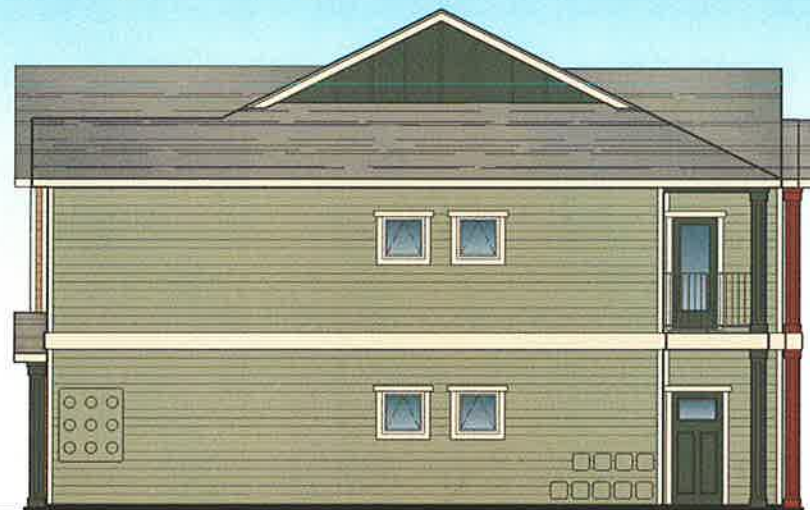
SEE SHEET L-0.1, L-0.2, L-0.3 FOR ADDITIONAL INFORMATION







REAR ELEVATION - PARKING LOT



LEFT ELEVATION

JOSHUA  
TREE  
APARTMENTS  
BUILDING #1 & 2



RIGHT ELEVATION



FRONT ELEVATION - JOSHUA TREE ROAD

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JOSHUA  
TREE  
APARTMENTS  
BUILDING #3

FRONT ELEVATION





REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

**JOSHUA  
TREE  
APARTMENTS  
BUILDING #4**

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**JOSHUA  
TREE  
APARTMENTS  
BUILDING #5**



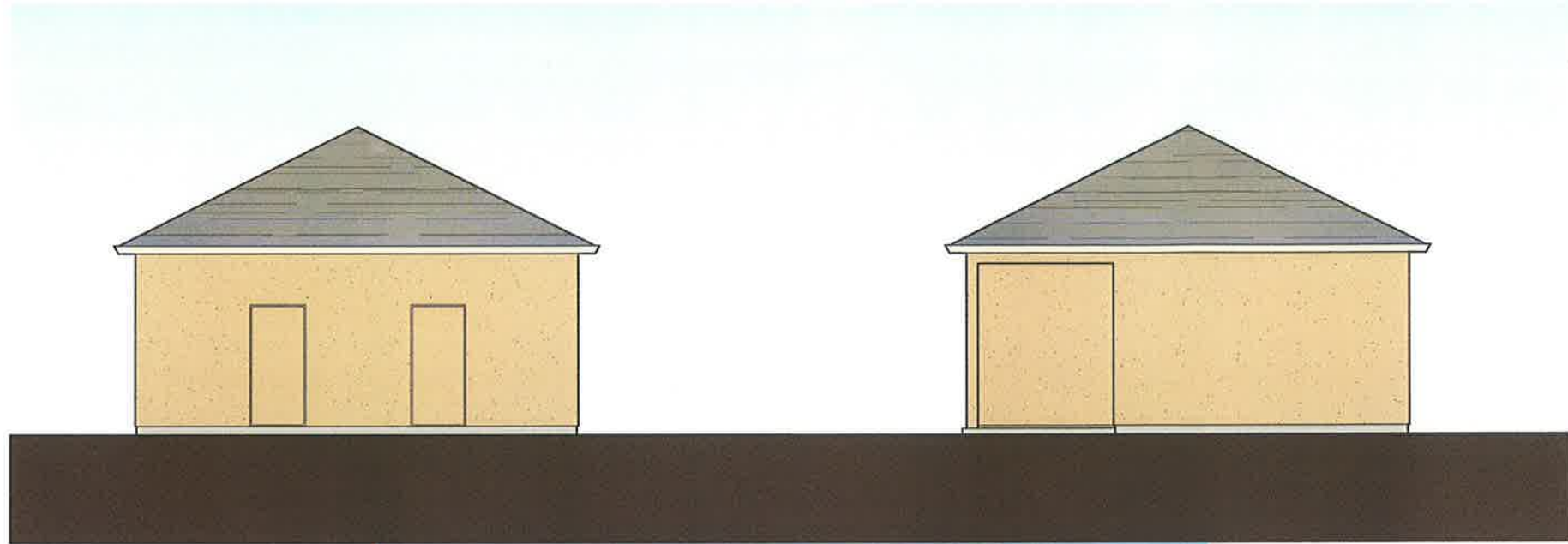


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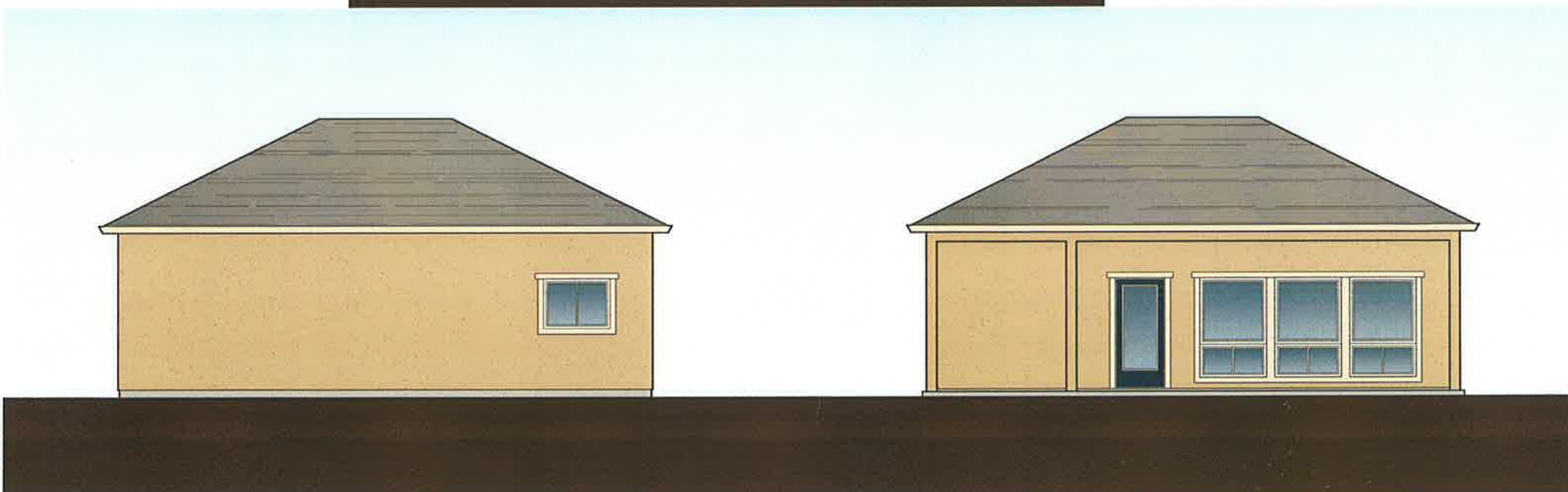
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**JOSHUA  
TREE  
APARTMENTS  
BUILDING #6**



**JOSHUA  
TREE  
APARTMENTS  
POOL HOUSE**



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# CORRIGAN

## JOSHUA TREE APARTMENTS


SCHEME RED



ACCENT - 'SHERWIN WILLIAMS' RED THEATRE - SW 7584

SIDING - 'SHERWIN WILLIAMS' REDEND POINT - SW 9081

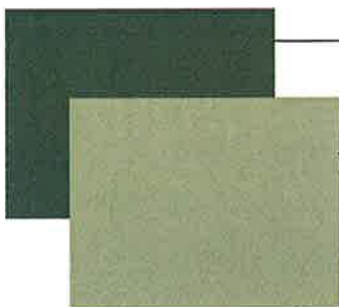
BLUE SCHEME



ACCENT - 'SHERWIN WILLIAMS' ANCHORS AWEIGH - SW 9179

SIDING - 'SHERWIN WILLIAMS' SERIOUS GRAY - SW 6256


GREEN SCHEME



ACCENT - 'SHERWIN WILLIAMS' SHADE GROWN - SW 6188

SIDING - 'SHERWIN WILLIAMS' GREEN ONYX - SW 9128

STUCCO



STUCCO - 'LA HABRA' - PURE IVORY

STUCCO - 'LA HABRA' - ROYCROFT VELLUM



TRIM & ENTIRE BUILDING BARGE - 'SHERWIN WILLIAMS' PATIENCE - SW 7555



ROOFING - COMPOSITION SHINGLES - 'OWENS CORNING' DRIFTWOOD

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