



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 06/07/17

DATE: May 23, 2017

File : AR 17-21

TO: Architectural Review and Historic Preservation Board

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

RE: Veteran's Administration Outpatient Clinic
Southwest corner of Bruce Road at Picholine Way in Meriam Park

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 17-21 (Veteran's Administration Outpatient Clinic), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new 53,000 sq. ft. medical building and parking area on a 7-acre site at Meriam Park. The site is located on the west side of Bruce Road, just south of Picholine Way (see **Attachment A**, Vicinity Map; **Attachment B**, Subdivision Map; and **Attachment C**, Architect's Narrative).

The site is designated Special Mixed Use on the General Plan Land Use Diagram. It is zoned TND (Traditional Neighborhood Development), and designated "Special District" by the approved Regulating Plan. The project site is located within an area referred to as "Phase C" of the Meriam Park development. Streets and utilities that will serve the project are beginning construction this summer and include extending Concord Avenue from its terminus at the courthouse in a gentle arc to create an intersection with Bruce Road, opposite Picholine Way.

The proposed project is comprised of a centrally-located single-story building, 296-space off-street parking area, and landscaping (see **Attachment D**, Site Plan). The building would front on Concord Avenue with an entrance plaza oriented toward the intersection of Bruce Road and Concord/Picholine. Loading docks and trash enclosures are situated at the rear.

Nineteen bicycle parking spaces are proposed under a canopy near the main entrance for visitors, and 11 bike lockers are proposed near the staff entrance for a total of 30 spaces. To create a secure buffer around the building, generous sidewalks with raised landscape planters and bollard lights are proposed around the building's perimeter.

The landscape plan calls for a mix of native species and showy trees planted in patterns that relate to the organization of the site design (see **Attachment E**, Landscape Plans). Bio-swales and dry creek beds are included along street frontage areas to convey runoff and meet Low

Impact Development (LID) requirements. Plans indicate that parking lot shading is projected to achieve nearly 75 percent coverage in the future. However, staff notes that certain areas are omitted from the calculation that will likely lower the shading calculation to roughly 60 percent. Detailed landscape drawings are provided featuring plantings planned at the main vehicular entrance, and showing the concept for improving the parkway strip along the extension of Concord Avenue.

The proposed architecture employs modern architecture with a highly-articulated façade comprised of concrete tilt-up walls, composite/aluminum panels and extensive glazing on the most active elevations (see **Attachment F**, Elevations; **Attachment G**, Perspective Renderings; and **Attachment H**, Signage, and **Attachment I**, Colors/Materials). The building would predominantly appear to be 18- to 24-feet in height, with the highest parapets reaching approximately 26 feet in height.

Parking area lighting is proposed to be 18 feet in height. Lighting specifications, including the bollard lights and wall-mounted lights, are provided under **Attachment J**.

DISCUSSION

The proposal is consistent with General Plan goals and policies that encourage providing safe, secure public safety facilities with an emphasis on crime prevention through design (CD-3.4, CD-3.4.1, S-5, and S 5.5.1). The project is also consistent with policies that encourage compatible infill development and street connectivity using a modified grid-based pattern (LU-4.2, CIRC-1.1.1, CIRC-1.2, CIRC-2.2 and CIRC-2.2.1), in that it would establish a community-serving use along an arterial street with good site access achieved by extending Concord Avenue north to the intersection of Bruce Road and Picholine Way. The proposed site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the sides and rear of the site with distinctive pedestrian pathways, consistent with policies CD-3.2 and CD-3.3.

The project is also consistent with Design Guidelines (DGs) that call for creating a pedestrian-friendly environment by placing the building near the public sidewalk and locating vehicle parking on the interior of the site (DG 1.1.13, 1.1.14 and 1.1.15).

The proposed clinic utilizes the "Veteran's Administration Community Based Outpatient Center" TND building type, which was approved as part of the Circulation and Regulating and plan in conjunction with the associated tentative subdivision map (see **Attachment K**, VA CBOC Building Type). The proposed plan meets applicable building type requirements for building placement, massing and parking location.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. The EIR included several mitigation measures that apply to the proposed development, which are provided as **Attachment L**, and referenced in the recommended conditions of approval.

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

Architectural Review

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

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

The proposal is consistent with several General Plan goals and policies, including those that encourage providing safe, secure public safety facilities with an emphasis on crime prevention through design (CD-3.4, CD-3.4.1, S-5, and S 5.5.1). The project is also consistent with policies that encourage compatible infill development and street connectivity using a modified grid-based pattern (LU-4.2, CIRC-1.1.1, CIRC-1.2, CIRC-2.2 and CIRC-2.2.1), in that it would establish a community-serving use along an arterial street with good site access achieved by extending Concord Avenue north to the intersection of Bruce Road and Picholine Way. The proposed site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the sides and rear of the site with distinctive pedestrian pathways, consistent with policies CD-3.2 and CD-3.3. The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The project is consistent with Design Guidelines (DGs) that call for creating a pedestrian-friendly environment by placing the building near the public sidewalk and locating vehicle parking on the interior of the site (DG 1.1.13, 1.1.14 and 1.1.15). The pedestrian-friendly design locates the building entrance right off an important street intersection (Bruce Road and Concord Avenue/Picholine Way), and vehicle parking would be located interior to the site and properly screened, consistent with DGs 1.1.13, 1.1.14, 1.1.15, 2.1.25, 2.1.26 and 2.1.27.

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 building are anticipated to be visually compatible with future surrounding development in this CORE area of Meriam Park. Exterior equipment will be properly screened from view by roof parapets and the building itself.

- 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 structure is compatible with the site in that it balances the intensity of development anticipated in the CORE area of Meriam Park located generally to the south, while also aiding a transition to single-story residential uses anticipated generally north as development approaches Little Chico Creek within Meriam Park. The building will not unnecessarily block views or dominate its surroundings once additional anticipated development occurs on surrounding properties.

- 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 a variety of seasonal color, while minimizing irrigation demands. Plantings are strategically located to ensure visual relief at main entries to the site and along public frontages.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-21 (VA Outpatient Clinic).
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 applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b, which are incorporated herein by reference.

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. Vicinity Map
- B. Subdivision Map
- C. Architect's Narrative
- D. Site Plan (2 sheets)
- E. Landscape Plans (5 sheets)
- F. Building Elevations (3 sheets)
- G. Color Perspectives (4 sheets)

- H. Signage
- I. Material Specifications (5 pages)
- J. Lighting Details (16 pages)
- K. VA Outpatient Clinic Building Type
- L. Meriam Park EIR Mitigation Measures (4 pages)

DISTRIBUTION

Mike Sawley, Senior Planner

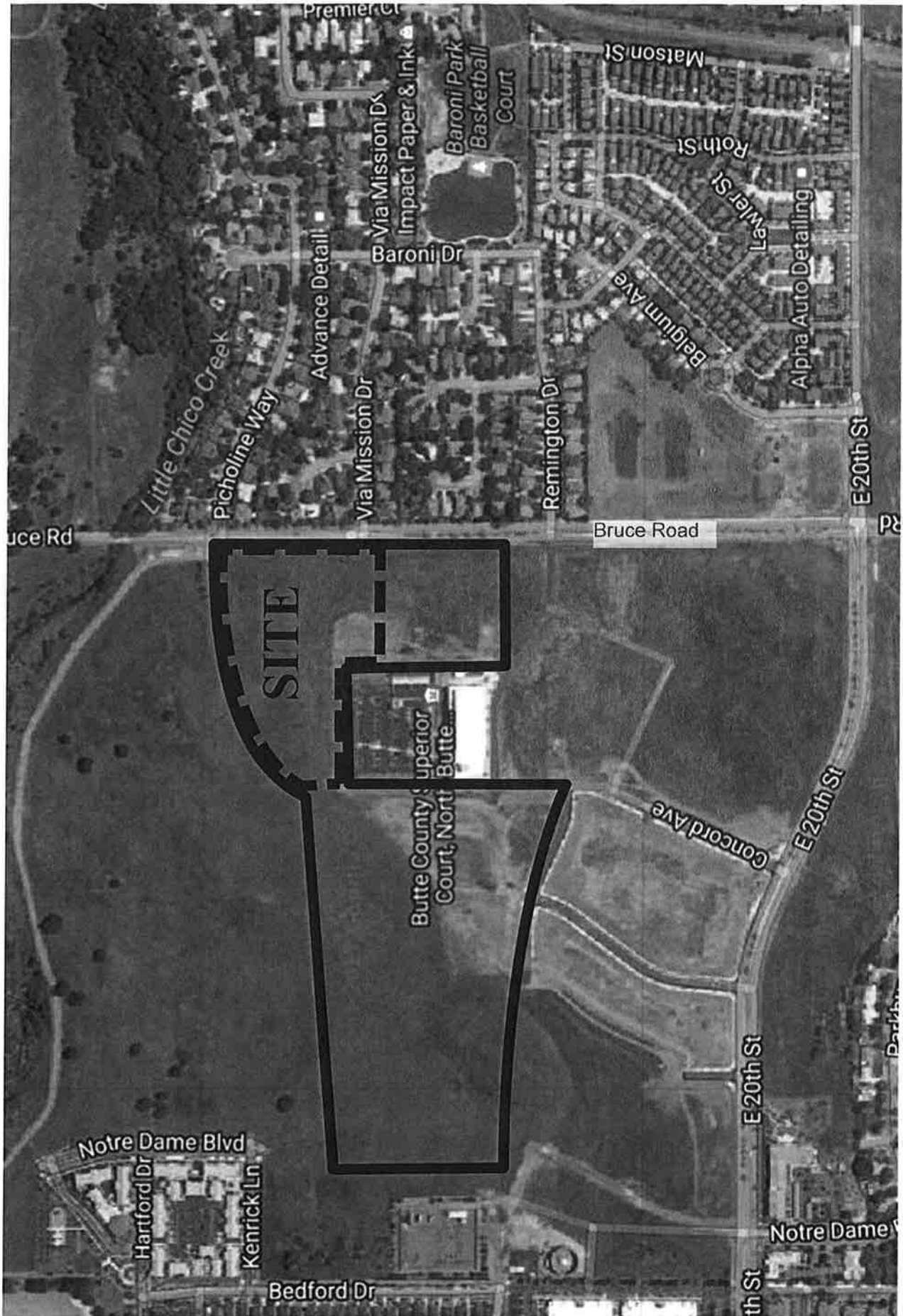
Files: AR 17-21

Hamstra Group, 12028 North 200 West, Wheatfield, IN 46392

Flatfoot, LLC, 1075 E. 20th Street, Chico, CA 95928

Nichols, Melburg & Rosetto, Attn: Steve Gonsalves, 555 Main Street, Chico, CA 95928

X:\Current Planning\AR\2017\21 Chico VA Clinic\ARHPB report 6-7-17.docx



Vicinity Map
Veteran's Administration Outpatient Clinic at Meriam Park
AR 17-21

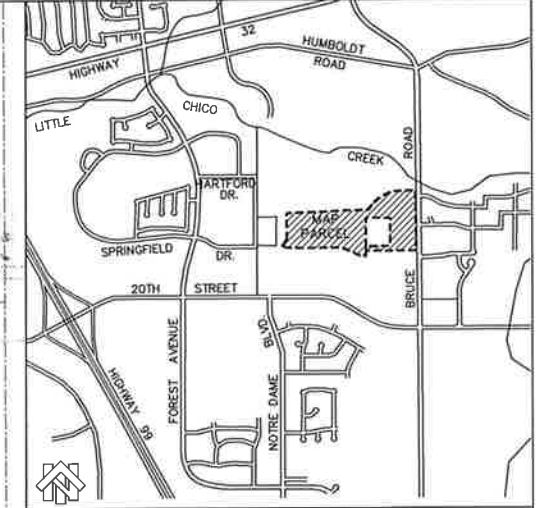
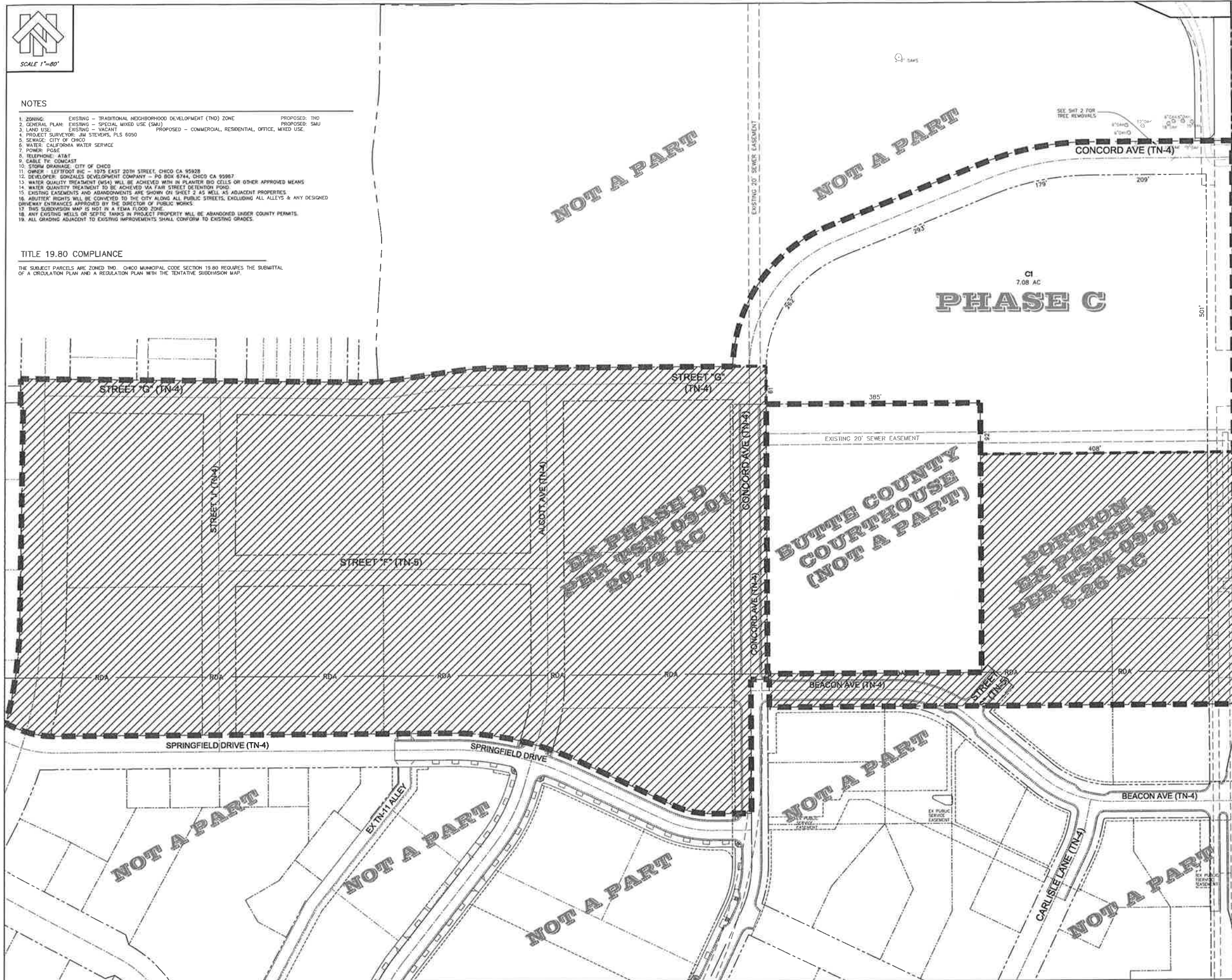


NOTES

1. ZONING: EXISTING - TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) ZONE PROPOSED: TND
2. GENERAL PLAN: EXISTING - SPECIAL MIXED USE (SMU) PROPOSED: SMU
3. LAND USE: EXISTING - VACANT PROPOSED - COMMERCIAL, RESIDENTIAL, OFFICE, MIXED USE
4. PROJECT SURVEYOR: JIM STEVENS, PLS 6050
5. SERVICE: CITY OF CHICO
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. STORM DRAINAGE: CITY OF CHICO
11. OWNER: LEFTFOOT LLC - 1075 EAST 20TH STREET, CHICO, CA 95928
12. DEVELOPER: GONZALES DEVELOPMENT COMPANY - PO BOX 8744, CHICO, CA 95917
13. WATER QUALITY TREATMENT (WQAT) WILL BE ACHIEVED WITH IN-PLANTER BIO CELLS OR OTHER APPROVED MEANS
14. WATER QUANTITY TREATMENT TO BE ACHIEVED VIA FAIR STREET DETENTION POND
15. EXISTING EASEMENTS AND ADJUSTMENTS ARE SHOWN ON SHEET 2 AS WELL AS ADJACENT PROPERTIES
16. ADJUTER RIGHTS WILL BE CONVEYED TO THE CITY ALONG ALL PUBLIC STREETS, EXCLUDING ALL ALLEYS & ANY DESIGNED DRIVEWAY ENTRANCES APPROVED BY THE DIRECTOR OF PUBLIC WORKS
17. THIS SUBDIVISION MAP IS NOT IN A FEMA FLOOD ZONE
18. ANY EXISTING WELLS OR SEPTIC TANKS IN PROJECT PROPERTY WILL BE ABANDONED UNDER COUNTY PERMITS
19. ALL GRADING ADJACENT TO EXISTING IMPROVEMENTS SHALL CONFORM TO EXISTING GRADES

TITLE 19.80 COMPLIANCE

THE SUBJECT PARCELS ARE ZONED TND. CHICO MUNICIPAL CODE SECTION 19.80 REQUIRES THE SUBMITTAL OF A CIRCULATION PLAN AND A REGULATION PLAN WITH THE TENTATIVE SUBDIVISION MAP.



LOCATION MAP

LEGEND

- PROPOSED PUBLIC ROW LINE
- PROPOSED LOT LINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED SUBDIVISION MAP LIMITS
- LIMITS OF EXISTING TENTATIVE SUBDIVISION MAPPING
- EXISTING PROPERTY LINE BOUNDARY
- EXISTING 1' CONTOUR LINE
- ROADWAY OR ALLEY SECTION CALLOUT REFERENCING THE CITY OF CHICO TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS
- PROPOSED EASEMENT AS NOTED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TSM AREAS (09-01) (NO CHANGES PROPOSED)

AREA TOTALS

TSM 09-01 PHASE B AREA = 5.26 ACRES
 TSM 09-01 PHASE D AREA = 20.72 ACRES
 PROPOSED PHASE C TSM AREA = 9.04 ACRES
 TOTAL PARCEL AREA 002-180-155 & 156 = 35.02 ACRES

328-17
 NORTHSTAR ENGINEERING, ROSS SIMMONS, CE 68511, EXP. 9/30/17

328-17
 NORTHSTAR ENGINEERING, JAMES A. STEVENS, PLS 6050, EXP. 6/30/17

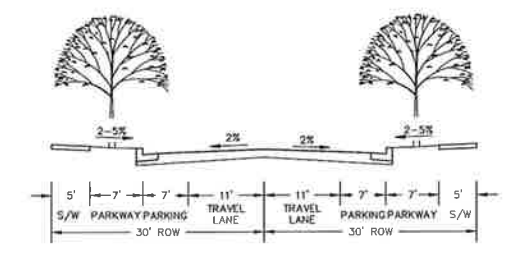
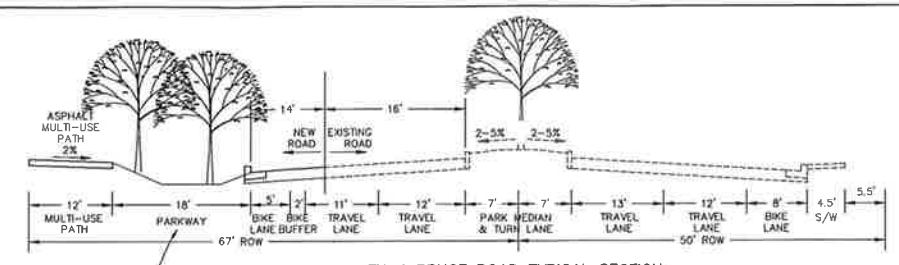
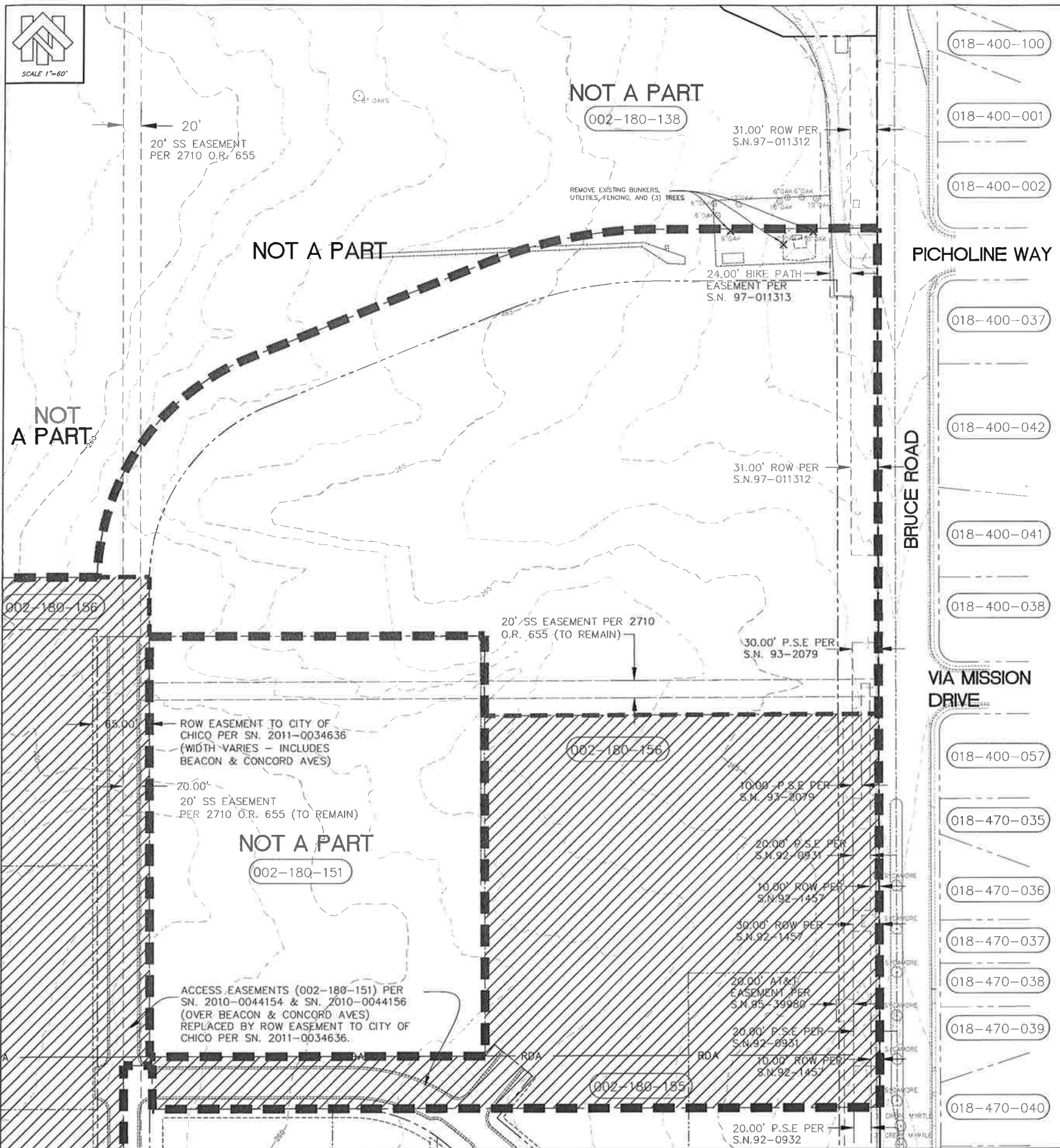
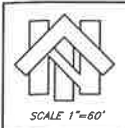
TENTATIVE SUBDIVISION MAP S 16-03
MERIAM PARK PHASE C
 A PUBLIC STREET SUBDIVISION
 FOR
 LEFTFOOT LLC

BEING A PORTION OF SECTION 30,
 TOWNSHIP 22 NORTH RANGE 2 EAST,
 MOUNT DIABLO MERIDIAN

CITY OF CHICO
 COUNTY OF BUTTE STATE OF CALIFORNIA

NORTHSTAR
 ...Designing Solutions

111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com



PUBLIC STORM WATER FROM STREETS WILL TREATED TO M54 REQUIREMENTS LIKELY UTILIZING CURB BULBOUTS IN PLACE OF ON-STREET PARKING WITH CONSTRUCTED BIO CELLS. 24' MINIMUM ROADWAY SURFACE WILL BE MAINTAINED.

- 018-400-100
- 018-400-001
- 018-400-002
- 018-400-037
- 018-400-042
- 018-400-041
- 018-400-038
- 018-400-057
- 018-470-035
- 018-470-036
- 018-470-037
- 018-470-038
- 018-470-039
- 018-470-040

LEGEND

002-180-003	EXISTING ASSESSORS PARCEL NUMBER
---	PROPOSED PUBLIC ROW LINE
---	EXISTING PROPERTY LINE INTERNAL
---	PROPOSED SUBDIVISION MAP LIMITS
---	EXISTING PROPERTY LINE BOUNDARY
///	EXISTING TSM AREAS (509-01)

ADDITIONAL EASEMENT NOTES

1. BOOK 2057 O.R. 612 PROVIDES FOR AN EASEMENT TO STATE TV CABLE FOR AERIAL AND UNDERGROUND WIRES ALONG HUMBOLDT ROAD AND BRUCE ROAD. THE EASEMENT IS NOT DEFINED AND ITS EXACT LOCATION IS NOT LOCATABLE.

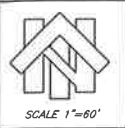
TENTATIVE SUBDIVISION MAP
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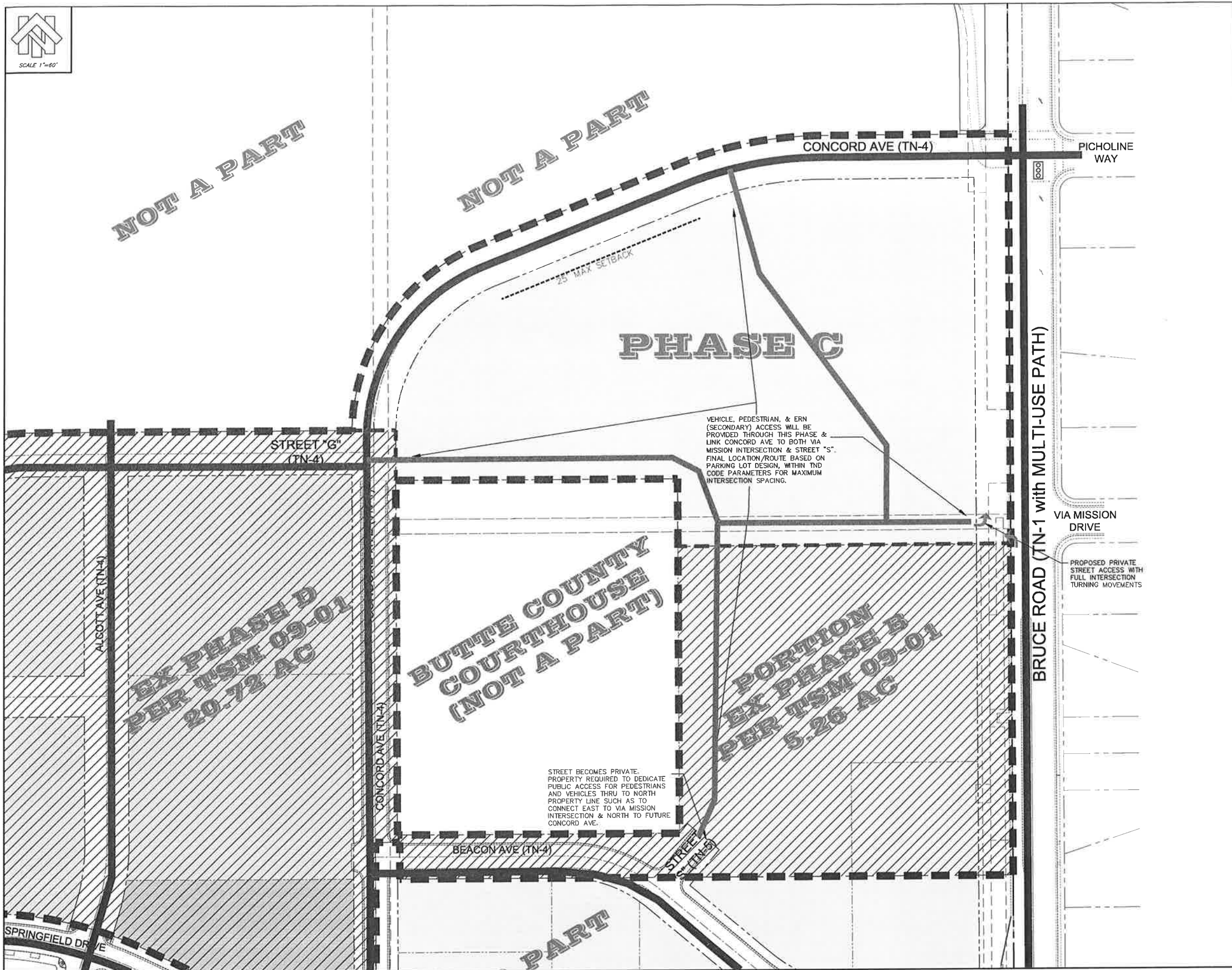
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 COUNTY OF BUTTE STATE OF CALIFORNIA



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SCALE 1"=80'



TND DESIGNATIONS LEGEND:

[Pattern]	NE - NEIGHBORHOOD EDGE
[Pattern]	NG - NEIGHBORHOOD GENERAL
[Pattern]	NC - NEIGHBORHOOD CENTER
[Pattern]	CORE
[Pattern]	SPECIAL DISTRICT
[Pattern]	NEIGHBORHOOD PARKS, GREENS, & PLAZAS

CROSS HATCHED COLORS INDICATE EXISTING TND DESIGNATED LOTS

EMERGENCY RESPONSE NETWORK LEGEND:

[Line]	PRIMARY ERN
[Line]	SECONDARY ERN
[Symbol]	ALLOWED LEFT TURN ACCESS (SHOWN FOR MEDIAN STREETS ONLY WITHIN MERIAM) ALL NON-MEDIAN STREETS ALLOW LEFT TURNS STD.
[Symbol]	FULL ACCESS TRAFFIC SIGNAL

- REGULATING PLAN NOTES:**
- PROPOSED PUBLIC OPEN SPACE ELEMENTS: NONE
 - SITES RESERVED FOR CIVIC BUILDINGS: NONE
 - LOCATIONS REQUIRING SPECIFIC FRONTAGE TYPE: NONE
 - PROPOSED MODIFICATIONS TO BUILD-TO OR SETBACKS:
 - 1.1. CONSISTENT WITH TSM 09-01 BUILDINGS ALONG BRUCE ROAD MAY HAVE UP TO A 20' BUILDING SETBACK (FROM PROPERTY LINE) DUE TO FRONTING ON BUSY ARTERIAL WITH NO PARALLEL PARKING.
 - 1.2. BUILDINGS FRONTING ON TN-4 STREETS MAY GENERALLY BE SETBACK 5'. NEEDED TO AVOID EXISTING/PROPOSED UTILITIES & ALLOW FOR ADA GRADE CONFORMANCE IN SIDEWALKS & BUILDING ENTRANCES.
 - 1.3. SPECIAL BUILDING TYPE REQUIRES MINIMUM 25' SETBACK TO MEET FEDERALLY REQUIRED SAFETY SETBACKS.
 - PROPOSED NEW BUILDING TYPES / FRONTAGES: SEE ATTACHED FOR "COMMUNITY BASED OUTPATIENT CLINIC" BUILDING TYPE
 - PROPOSED SPECIAL DISTRICT SITES: YES - VETERANS MEDICAL CLINIC ON LOT C1

CIRCULATION & REGULATING PLAN
MERIAM PARK PHASE C
 A PUBLIC STREET SUBDIVISION
 FOR
 LEFTFOOT LLC

BEING A PORTION OF SECTION 30,
 TOWNSHIP 22 NORTH RANGE 2 EAST,
 MOUNT DIABLO MERIDIAN

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 COUNTY OF BUTTE STATE OF CALIFORNIA

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SHT 1 OF 1 AP# 002-180-155&156 3/28/17 JOB #15-235



RECEIVED

APR 25 2017

Chico VA Clinic
Design Narrative

Contract No. VA-101F-15-L-0024

CITY OF CHICO
PLANNING SERVICES

The proposed Veterans Administration Outpatient Clinic is a comprehensive outpatient healthcare facility. In addition to primary care, the specialized services provided to veterans include eye care, audiology and speech pathology, dental care including oral surgery, physical and occupational therapy and prosthetics fitting and adjustment, podiatry and mental health services. The proposed facility has its own satellite pharmacy, clinical laboratory and imaging department with x-ray and CT modalities. A mobile MRI trailer will visit the proposed outpatient clinic on a regular basis.

The Patient Aligned Care Team (PACT) model of healthcare delivery which was adopted by the VA about five years ago is the care model around which the proposed clinic is designed. The PACT delivery method is one in which care is provided by a patient-driven care team focusing on the whole person. An interdisciplinary team of providers form a "one-stop shop" in which, to the extent practical, all the patient's needs are met in one appointment without the patient having to be "referred" and travel to follow-up appointments which is common in many other healthcare systems.

The environment of care is designed to promote easy wayfinding in a tranquil, quiet setting. The healing process begins with the patient's arrival at the facility and, first and foremost, every element of the clinic is designed to create a healing environment for patients and a pleasant work environment for practitioners. Every service line has a connection to the outdoors either through windows or skylights that bring natural light into the interior spaces. Separate areas of respite are provided for patients and staff to relax and rejuvenate the mind and spirit.

Because of the regional nature of the proposed outpatient clinic, the facility will be one of the larger public transportation trip generators in Meriam Park. Pedestrian promenades directed at the main public entrance connect the facility with both the planned bus stop on Concord Avenue and the proposed Bruce Road bike path. Bicycle parking with lockers for staff and racks for patients is provided adjacent to their respective points of entry into the building.

An arrival plaza which wraps around the northeast corner of the proposed building and connects with the Concord Avenue sidewalk invites pedestrian or public transportation users into the clinic's main lobby. This entry plaza addresses the street in the way envisioned by the Meriam Park development standards albeit the actual building is set back twenty-five feet to provide the physical security vehicular setback required for life safety protected federal buildings.

Because the clinic is a regional facility, and the majority of patients will drive to the clinic for treatment, the VA requires a total of 284 parking spaces at a minimum. The clinic design separates patient and visitor parking (184 spaces required) and staff parking (100 spaces required). Patients that arrive at the clinic by private car can immediately access the covered drop off or find a parking space with a direct pedestrian path to the clinic entry. As you would expect, the number of parking stalls accessible to persons with disabilities required by the VA is higher than required by the building code and these accessible spaces all front on the concrete hardscape surrounding the building.

Staff parking is organized on the opposite side of the building with direct access to the separate staff entry. Separate entries for staff and patients is a best design practice for VA facilities so that practitioners avoid doing "a second exam" which is problematic in clinics where practitioners have to come and go through the main public lobby. The staff entry also doubles as the ambulance entry so patients requiring transportation to an acute care hospital are not transported through the main lobby potentially upsetting persons waiting to be seen. Segregated entrances are an important part the tranquility design element which is important when dealing with patient populations with a high incidence of PTSD and other mental health issues.



Chico VA Clinic *Design Narrative*

Contract No. VA-101F-15-L-0024



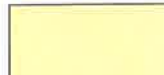

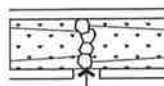



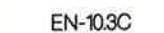






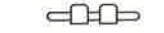

Utility rooms, the loading dock, and service yard are located on the south side of the parcel in order to keep them out of site. This location works well with the existing and planned uses of the adjacent parcels and minimizes the length of utility trenches needed to bring electricity, natural gas, cable TV and phone and data infrastructure to the clinic.

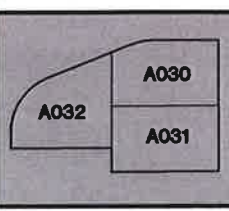
The building architectural style is contemporary international. Exterior materials include composite panels faced with wood veneer, profiled insulated and non-insulated metal panels, smooth cement plaster eyebrows and shade fins, and painted tilt-up concrete walls with 3/8" reveals. Glazing elements are aluminum storefront and curtainwall with a Kynar factory finish.

The proposed outpatient clinic is being designed to LEED Silver equivalency and sustainable design features including minimizing light pollution, use of recycled materials in all aspects of construction and low-impact development (LID) best practices for treatment of storm water are mandated by the VA to be included in the design.

Because the facility supports a walkable neighborhood, encourages bicycle ridership and the use of public transportation and addresses one of the primary street frontages, the design is consistent with the intent of the traditional neighborhood design standards.



- ### LEGEND
-  INDICATES NEW ASPHALT CONCRETE PAVING - SEE SHEET AS101 & 10/AS121.
 -  CROSS HATCH INDICATES AREAS OF HEAVY PAVING SECTION
 -  INDICATES NEW CONCRETE FLAT WORK MEDIUM BROOM FINISH GRAY COLOR - SEE DETAIL 7/AS122.
 -  INDICATES COLORED CONCRETE PLAZA AND PEDESTRIAN CROSSING. COLOR TO CONTRAST WITH STANDARD ASPHALT PAVING.
 -  INDICATES LOW IMPACT DEVELOPMENT BIORETENTION AREA. PROTECT FROM OVER COMPACTING. SEE AS101
 -  CURB BREAK & CHECK DAM WHERE OCCURS
 -  INDICATES AREA OF TRUNCATED DOMES, SEE DETAILS 7/AS120 & 8/AS120
 -  ACCESSIBLE ROUTES OF TRAVEL FROM PUBLIC WAY AND DISABLED PARKING TO BUILDING.
2.8%
MAXIMUM SLOPE IN PATH SEGMENT
 -  EN-103C SITE SIGN AND SIGN FAMILY SEE 14/AS120
 -  PRECAST CONCRETE DROP INLET - SEE CU101
 -  POLE MOUNTED SITE LIGHTING FIXTURE CONFORMING TO THE CITY OF CHICO DEVELOPMENT STANDARDS AND THE MERIAM PARK MASTER PLAN. SEE 13/AS121.
 -  POLE TOP MOUNTED LIGHT FIXTURE CONFORMING TO THE CITY OF CHICO DEVELOPMENT STANDARDS AND THE MERIAM PARK MASTER PLAN. SEE 14/AS121.
 -  ILLUMINATED AND NON-ILLUMINATED BOLLARD LIGHT FIXTURE CONFORMING TO THE CITY OF CHICO DEVELOPMENT STANDARDS AND THE PASSIVE VEHICLE BARRIER STANDARDS FOR DEPARTMENT OF VETERANS AFFAIRS LIFE-SAFETY PROTECTED FACILITIES. SEE 12/AS121 AND 15/AS121.
 -  EMERGENCY DURESS TELEPHONE, SEE 8/AS121
 -  NEW FIRE HYDRANT, SEE CU101
 -  NEW DOMESTIC OR FIRE WATER BACKFLOW PREVENTOR, SEE CU101
 -  POLE MOUNTED CCTV CAMERA



OVERALL SITE PLAN OF THE CHICO VA CLINIC

SCALE  0 40 80 160 FEET

SHEET
A010
ATTACHMENT D

PARKING CALCULATIONS

PARKING REQUIRED BY CITY OF CHICO LAND USE & DEVELOPMENT REGULATIONS SECTION 19.88 250 S.F./SPACE
 AREA OF BUILDING 52,951 GSF
 SPACES REQUIRED BY SECTION 19.70 52,951 GSF / 250 S.F./SPACE = 212 212 SPACES REQUIRED
 SPACES REQUIRED BY SFO VA101-F-14-0289 = 284 284>212
 ACCESSIBLE SPACES REQUIRED BY SFO VA101-F-14-0289 28
 VAN ACCESSIBLE SPACES REQUIRED BY SFO VA101-5-14-0289 PROVIDE 3
 MOTORCYCLE SPACES REQUIRED BY VA (1 FOR EVERY 60 AUTO SPACES) 279 / 60 = 4.65 PROVIDE 5

REQUIRED STAFF PARKING 100 SPACES PER LEO A. DALY CONCEPTUAL SITE PLAN
 PEAK PATIENT AND VISITOR PARKING COUNT 184 SPACES
 TOTAL PATIENT AND VISITOR PARKING PROVIDED (108 STAFF & 188 PATIENT & VISITOR) 296 SPACES
 ACCESSIBLE SPACES REQUIRED BY CBC: STAFF = 5, PATIENT & VISITOR (10%) = 18.6 24 TOTAL REQUIRED

BICYCLE PARKING (CGBC 5.106.4.2.1 & CITY OF CHICO LAND USE REGULATIONS SECTION 19.70) SEE PLAN FOR LOCATIONS
 STAFF BICYCLE PARKING - LONG TERM STORAGE REQ'D @ 10% OF STAFF PARKING: 10.8 REQUIRED 11 PROVIDED
 VISITOR BICYCLE PARKING - RACKS REQUIRED @ 10% OF VISITOR PARKING: 18.8 REQUIRED 19 PROVIDED

PROVIDED SPACES - SPACE TYPE	DIMENSIONS	NUMBER OF REGULAR SPACES	NUMBER OF ACCESS. SPACES	NOTES
STANDARD SPACE	9'-0" x 18'-0"	232	---	1
MOTORCYCLE SPACE	4'-6" x 18'-0"	5	---	1
VA & CALIF. ACCESSIBLE SPACE	9'-0" x 18'-0"	---	26	1, 2
VA & CALIF. ACCESSIBLE VAN SPACE	9'-0" x 18'-0"	---	4	1, 2, 3
STAFF CLEAN AIR/VAN POOL SPACES	9'-0" x 18'-0"	9	---	4
VISITOR CLEAN AIR/VAN POOL SPACES	9'-0" x 18'-0"	15	---	5
SUBTOTALS		266	30	
TOTAL SPACES		296		

- Notes:
1. Spaces contribute to meeting the VA and City of Chico parking count requirements.
 2. VA standards require 5'-0" loading zone on each side of space per PG-18-13 Barrier Free Design Guide.
 3. An 8'-0" wide loading zone is required on the passenger side of the van parked going forward into the space.
 4. Per the 2013 CGBS Section 5.106.5.2 low-emitting, fuel-efficient and car/van pool preferred parking spaces shall be provided for staff at a rate of 8% of total spaces provided.
 5. Per the 2013 CGBS Section 5.106.5.2 low-emitting, fuel-efficient and car/van pool preferred parking spaces shall be provided for patients and visitors at a rate of 8% of total spaces provided.

SITE COVERAGE SUMMARY

GROSS BUILDING AREA 52,951 GSF
 PARCEL SIZE (7.08 ACRES) 308,405 GSF
 FLOOR AREA RATIO (52,951 / 308,405) 17.17%
 IMPERVIOUS AREAS (SIDEWALKS & PARKING) 173,369 GSF
 IMPERVIOUS AREAS AS A PERCENTAGE OF PARCEL SIZE (173,369 / 308,405) 56.21%
 TOTAL LANDSCAPED AREA 82,084 GSF
 LANDSCAPED AREA AS A PERCENTAGE OF PARCEL SIZE (81,892 / 308,405) 26.62%

GENERAL NOTES

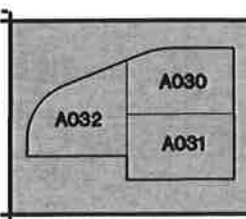
1. REFER TO CIVIL DRAWINGS FOR FINISH SURFACE AND TOP OF CURB ELEVATIONS, SITE UTILITY INFORMATION, EASEMENT LOCATIONS, AND OTHER INFORMATION.
2. OTHER CONTROL JOINTS IN CONCRETE FLATWORK, WHERE NOT SHOWN, TO OCCUR AT 12'-0" O.C. EACH WAY. CONTROL JOINTS TO BE UNIFORMLY SPACED IN EACH DIRECTION, SEE 1/AS121
3. FOR PARKING CALCULATIONS SEE SHEET A010.
4. SEE 11/AS120 FOR TYPICAL SIDE WALK AND FLATWORK MAXIMUM SLOPES. SEE 6/AS120 FOR WALKWAY TERMINATIONS AT VEHICULAR WAYS.

KEY NOTES

- 1 EMERGENCY RESPONSE NETWORK (ERN) ROUTE. NO PAVEMENT DELINEATION.
- 2 TENTATIVE PROPERTY LINE PENDING RECORDING OF FINAL SUBDIVISION MAP
- 3 PALMER GROUP MODEL BTWL02P-LH POLYETHYLENE BICYCLE LOCKERS (11 TOTAL)
- 4 BICYCLE RACK, SEE 4/AS122 (19 TOTAL)
- 5 EXTERNALLY ILLUMINATED FIVE-FOOT TALL BOARD-FORMED CONCRETE MONUMENT SIGN. GRAPHICS AND TEXT PER VA STANDARDS.
- 6 TRASH / RECYCLING ENCLOSURE, SEE 13/AS122
- 7 CONCRETE SEATING WALL AND PASSIVE VEHICULAR BARRIER, SEE 11/AS121
- 8 CONCORD AVENUE OFFSITE IMPROVEMENTS BY FLATFOOT, LLC TYPICAL, U.O.N.
- 9 CLEAN AIR AND VAN/CAR POOL DELINEATED PARKING SPACES, SEE 4/AS120.
- 10 25 FOOT PHYSICAL SECURITY SETBACK AROUND ENTIRE BUILDING PERIMETER.
- 11 AC PAVING, SEE 10/AS121
- 12 PARKING LOT LIGHT WITH ALLUMINUM POLE AND MAST AND CAISSON FOUNDATION, SEE 13/AS121.
- 13 POLE TOP MOUNTED LIGHT FIXTURE WITH CAISSON FOUNDATION, SEE 14/AS121.
- 14 SERVICE YARD WITH HEAVY PAVEMENT SECTION, SEE 10/AS121
- 15 30'-0" SERVICE FLAG POLES (2 TOTAL), SEE 7/AS121. FLAGS PROVIDED BY VA.
- 16 35'-0" US FLAG, SEE 7/AS121. FLAG PROVIDED BY VA.
- 17 SITE SIGNAGE, SEE 14/AS120
- 18 DISABLED PARKING TOW-AWAY SIGN AND VA INFORMATIONAL SIGN, SEE 10/AS120
- 19 FIXED OR REMOVABLE NON-ILLUMINATED BOLLARD, SEE 12/AS121.
- 20 NEW ELECTRICAL TRANSFORMER w/ 8'-10" x 7'-6" PRECAST CONCRETE TRANSFORMER PAD PER PG&E UG-1. COORDINATE EXACT LOCATION WITH PG&E.
- 21 NEW NATURAL GAS METER, COORDINATE EXACT LOCATION WITH PG&E.

KEY NOTES

- 22 NEW DOMESTIC WATER METER AND BACKFLOW PREVENTER. SEE CIVIL DRAWINGS.
- 23 NEW FIRE WATER SERVICE CONFORMING TO CITY OF CHICO STANDARDS. SEE CIVIL DRWGS.
- 24 NEW IRRIGATION WATER METER. SEE CIVIL DRAWINGS.
- 25 MOTORCYCLE ONLY PARKING SPACE, SEE 2/AS120
- 26 DISABLED PARKING STALL AND LOADING ZONE, SEE 1/AS120
- 27 VEHICULAR DIRECTIONAL SIGN, SEE SIGNAGE DRAWINGS
- 28 PAINTED CURB WITH "NO PARKING FIRE LANE" STENCIL SEE 15/AS120. SEE FIRE APPARATUS ACCESS PLAN SHEET AS104 FOR LIMITS.
- 29 PAINTED CURB WITH "NO PARKING AMBULANCE ONLY" STENCIL, SEE 15/AS120.
- 30 EMERGENCY DURESS TELEPHONE, SEE 8/AS121
- 31 4" DIAMETER BY 4'-0" TALL SCHEDULE 40 PIPE BOLLARD WITH 2" YELLOW REFLECTIVE STRIPS PER PG&E UG-1 FIGURES 24 & 26. SEE 4/AS121 FOR CAISSON FOOTING
- 32 CURB RAMPS AND BIKE PATH PER CITY OF CHICO STANDARDS BY DEVELOPER.
- 33 EXISTING SANITARY SEWER EASEMENT
- 34 NOT USED
- 35 9' TALL "RESERVED FOR VENDOR" STENCIL AT BACK OF STALL AT TWO VENDOR DELINEATED PARKING SPACES

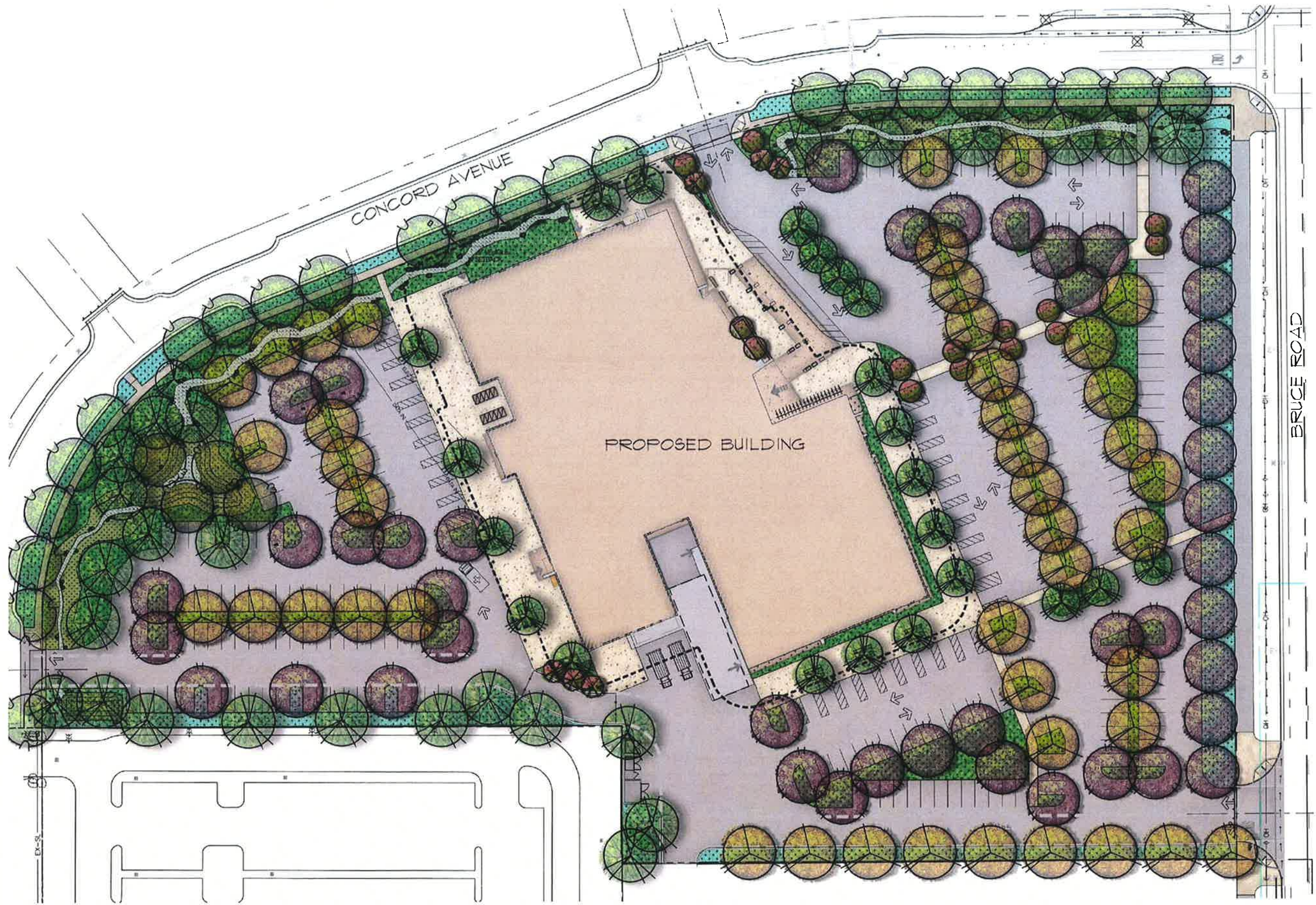


SITE ANALYSIS AND SITE PLAN SHEET NOTES FOR THE CHICO VA CLINIC

SHEET

A011

ATTACHMENT D

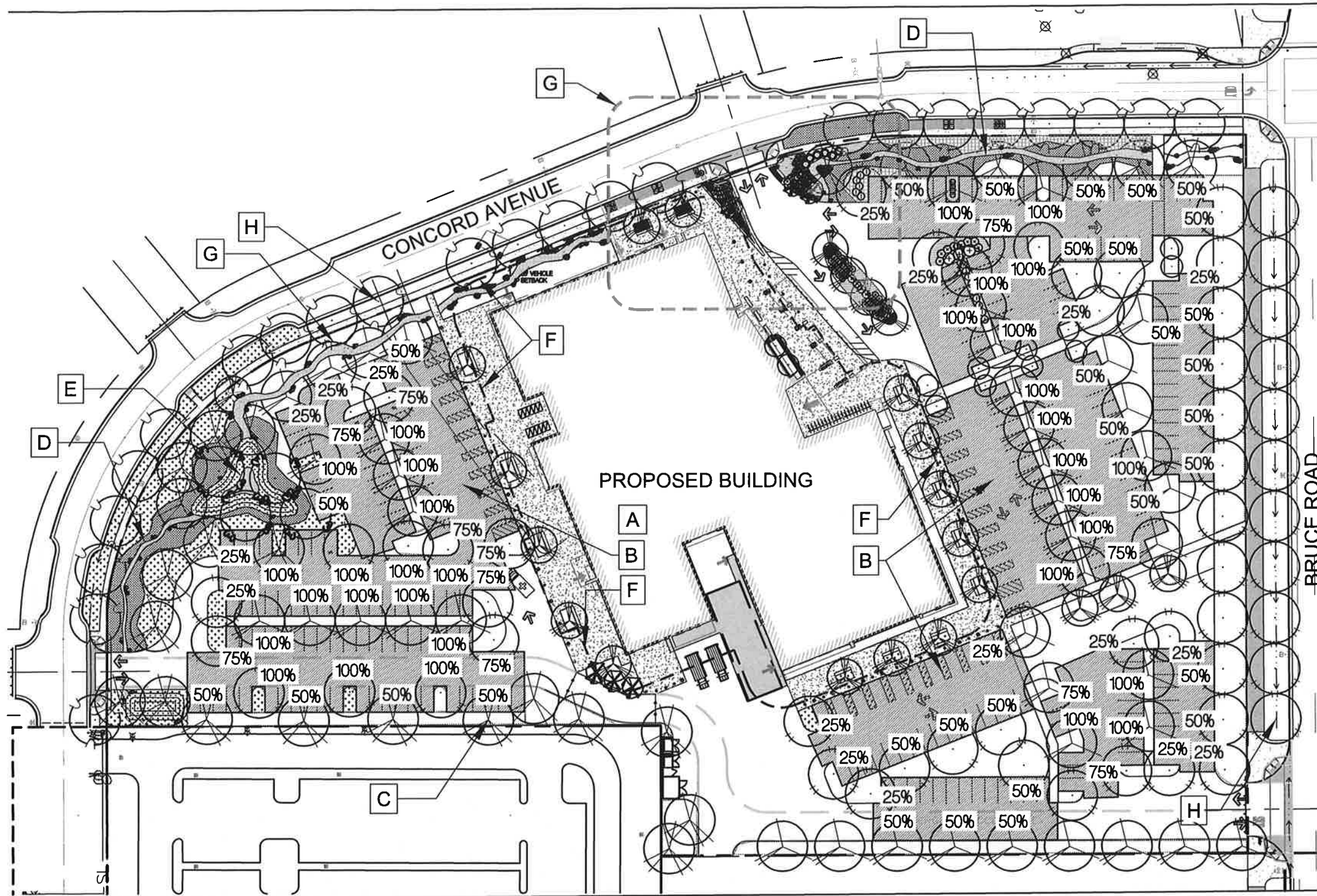


A032 | A030
 A031

LANDSCAPE MASTER PLAN OF THE CHICO VA CLINIC

SCALE NTS

SHEET
 LP101
 ATTACHMENT E

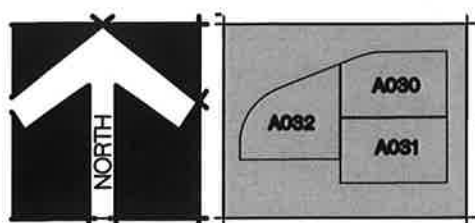


PLANT LEGEND (proposed potential plantings)

Key	Botanical Name - Common Name	
TREES		
	Platanus acerifolia 'Yarwood' - London Plane Tree	
	Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple	
	Carpinus betulus 'Fastigiata' - Columnar Hornbeam	
	Cercis occidentalis - Western Redbud	
	Cornus 'Eddie's White Wonder' - White Flowering Dogwood	
	Ginkgo biloba 'Princeton Sentry' - Princeton Sentry Ginkgo	
	Quercus lobata - Valley Oak	
	Quercus rubra - Red Oak	
	Quercus wislizenii - Interior Live Oak	

NOTES

- A** REFER TO SHEET L104 FOR PARKING LOT SHADE DATA
- B** SHADED AREA INDICATES PARKING LOT AREA TO BE SHADED
- C** SHADE TREE LOCATION TYP. WITH % OF SHADE PROVIDED
- D** DRY CREEK BED AT SWALE WITH COBBLE AND BOULDER ACCENTS
- E** BIO-SWALE FOR ON-SITE STORM WATER MANAGEMENT WITH NATIVE NO-MOW GRASSES
- F** NO VEHICLE ACCESS PERIMETER
- G** REFER TO SHEET L102 FOR ENLARGED VIEW
- H** STREET TREES PER MERIAM PARK STANDARD



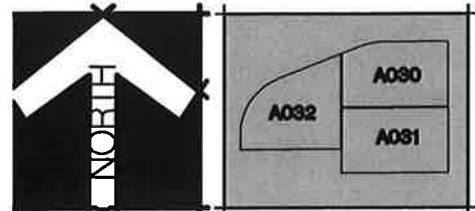
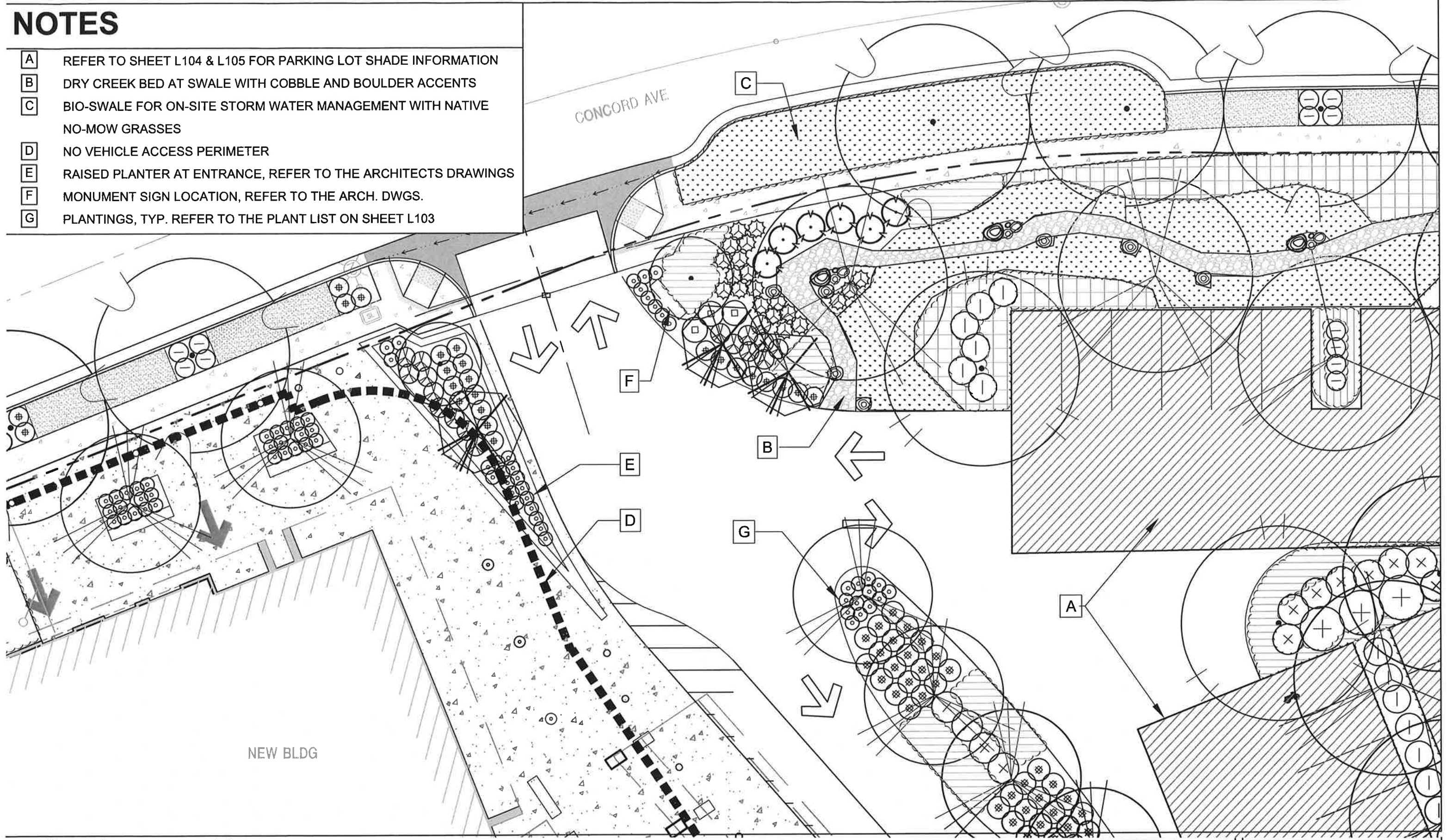
PARKING LOT SHADE PLAN OF THE CHICO VA CLINIC

SCALE 0 40 80 160 FEET

SHEET
LP101

NOTES

- A** REFER TO SHEET L104 & L105 FOR PARKING LOT SHADE INFORMATION
- B** DRY CREEK BED AT SWALE WITH COBBLE AND BOULDER ACCENTS
- C** BIO-SWALE FOR ON-SITE STORM WATER MANAGEMENT WITH NATIVE NO-MOW GRASSES
- D** NO VEHICLE ACCESS PERIMETER
- E** RAISED PLANTER AT ENTRANCE, REFER TO THE ARCHITECTS DRAWINGS
- F** MONUMENT SIGN LOCATION, REFER TO THE ARCH. DWGS.
- G** PLANTINGS, TYP. REFER TO THE PLANT LIST ON SHEET L103



PLANTING PLAN - DETAILED VIEW

SCALE 0 16 32 64 FEET

SHEET
LP102

PLANT LEGEND

(proposed potential plantings)

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
TREES					
T1	Platanus acerifolia 'Yarwood' - Yarwood London Plane Tree	24" box		M	
T2	Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple	24" box		M	
T3	Carpinus betulus 'Fastigiata' - Columnar European Hornbeam	24" box		M	
T4	Cercis occidentalis - Western Redbud	#15		L	
T5	Cornus 'Eddie's White Wonder' - White Flowering Dogwood	#15		M	
T6	Ginkgo biloba 'Princeton Sentry' - Princeton Sentry Ginkgo	24" box		M	
T7	Quercus lobata - Valley Oak	24" box		VL	
T8	Quercus rubra - Red Oak	24" box		M	
T9	Quercus wislizenii - Interior Live Oak	24" box		VL	
SHRUBS					
S1	Arctostaphylos d. 'Howard McMinn' - Manzanita Spp.	#5		L	
S2	Cistus salvifolius - Sage Leaf Rock Rose	#5		L	
S3	Heteromeles arbutifolia - California Toyon	#5		L	
S4	Mahonia aquifolium 'Compacta' - Oregon Grape	#5		L	
S5	Rosa 'Flower Carpet White' - White Flower Carpet Rose	#5		M	
S6	Salvia clevelandii - Cleveland sage	#2		L	
S7	Teucrium fruiticans - Germander	#5		L	
PERENNIALS					
P1	Achillea millefolium - Yarrow	#1		L	
P2	Carex Spp. - Sedge Grass	#1		L	
P3	Festuca ovina 'Elijah Blue' - Blue Fescue	#1		L	
P4	Iris douglasiana - Pacific Iris	#1		L	
P5	Pennisetum a. 'Little Bunnie' - Dwarf Fountain Grass	#1		L	
P6	Muhlenbergia rigens - Deer Grass	#5		L	
P7	Zauschneria californica - California Fuschia	#1		L	
P8	Nassella tenuissima - Mexican Feather Grass	#1		L	
VINES					
V1	Ficus pumila - Creeping Fig	#5		M	
V2	Parthenocissus t. 'Veitchii' - Little Leaf Boston Ivy	#5		M	

NATIVE MOW-FREE

- June grass- Koeleria macrantha
- Purple needlegrass- Nassella pulchra (California's State Grass)
- Nodding needlegrass- Nassella cernua
- Molate fescue- Festuca rubra

PLANT LEGEND

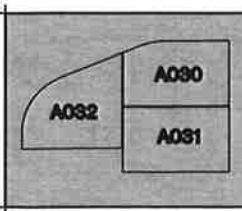
(proposed potential plantings)

GROUND COVERS

	Size	PF**	
GC1	#1	L	Arctostaphylos densiflora 'Pt. Reyes' - Manzanita Plant 1 gal. @ 36" o.c.
GC2	#1	L	Baccharis pilularis 'Twin Peaks #2' - Coyote Bush Plant 1 gal. @ 36" o.c.
GC3	#1	L	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary Plant 1 gal. @ 36" o.c.

GENERAL NOTES:

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



PLANT LIST AND GENERAL NOTES / MWELO COMPLIANCE

SHEET

LP103

ATTACHMENT E

PARKING LOT SHADE ANALYSIS

CONCORD AVE PKWAY LANDSCAPE

Shade Calculations: Chico VA Health Center prelim. Shade exhibit

Botanical Name	Common Name	@	Shade	at 25%	at 50%	at 75%	at 100%	Total
Platanus x acerifolia 'Yarwood'	London Plane Tree	0	1,256	13	14	7	11	33,284.00
Quercus lobata	Valley Oak	0	2,826	0	10	0	0	14,130.00
Quercus rubra	Red Oak	0	1,256	4	4	4	20	28,888.00

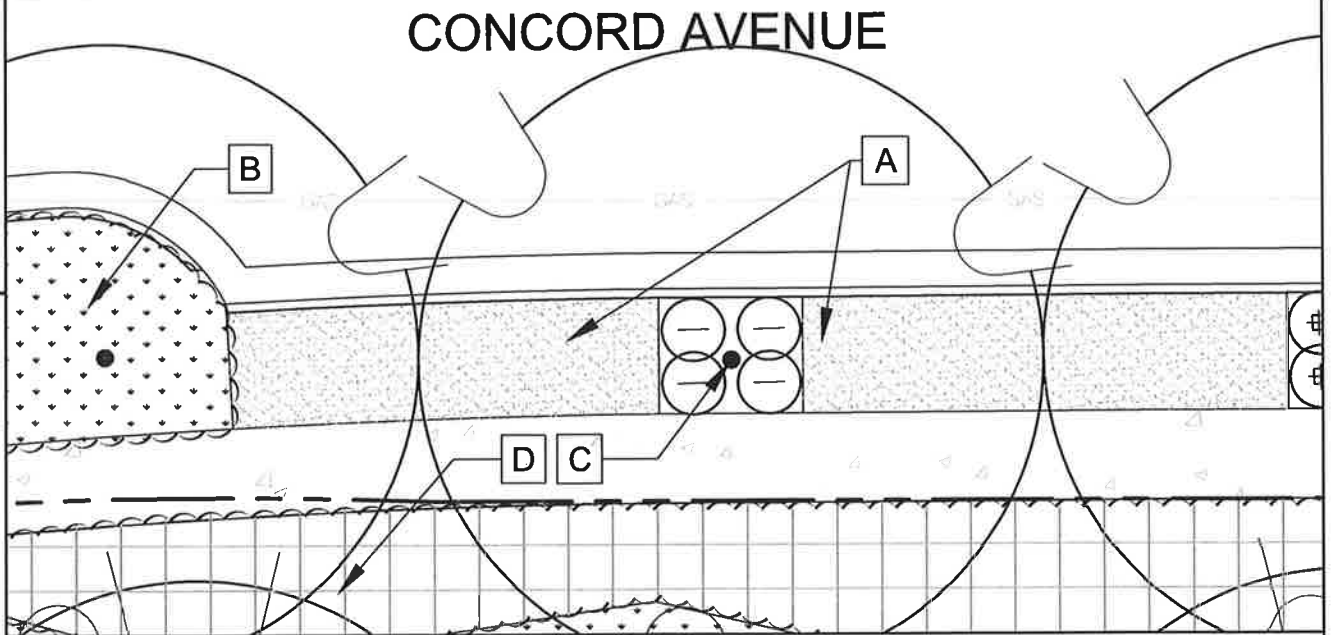
Total Shade Allowed **17** **28** **11** **31** **76,302.00**

Parking lot area requiring 50% **101,896.00**

% Shade Provided* **74.88%**

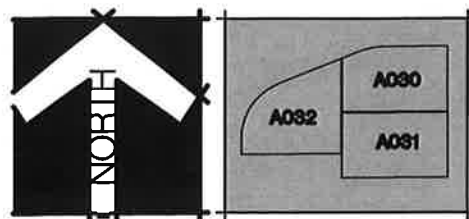
(*Parking lot area requiring 50% shade, divided by shade provided by new trees)

Note that the existing tree canopy is NOT included in the shade calculation



NOTES

- A** DECOMPOSED GRANITE PAVING BETWEEN STREET TREES
- B** BIO-SWALE FOR ON-SITE STORM WATER MANAGEMENT WITH NATIVE NO-MOW GRASSES
- C** STREET TREE, TYP. REFER TO MERIAM PARK STANDARDS
- D** PLANTINGS, TYP. REFER TO THE PLANT LIST ON SHEET L103. PLANTINGS WILL OBSCURE VIEW OF PARKING LOT FROM BRUCE RD & CONCORD AVE

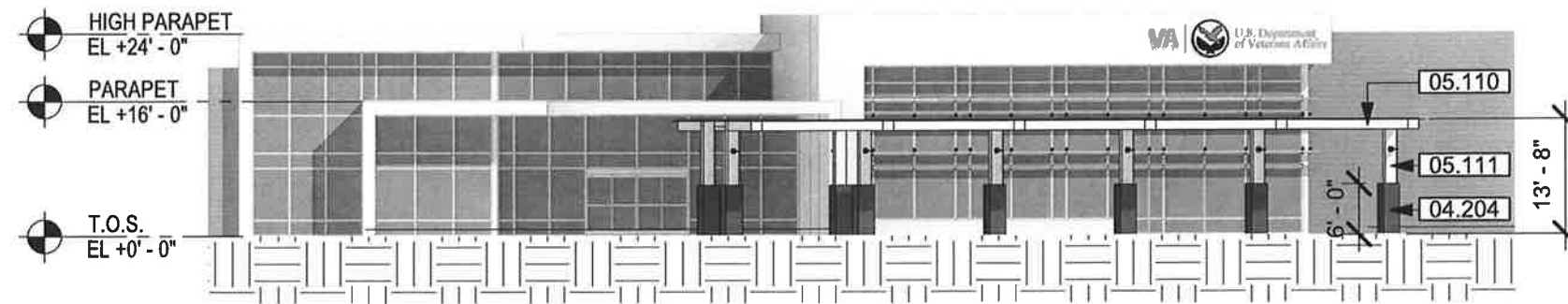


LANDSCAPE INFORMATION

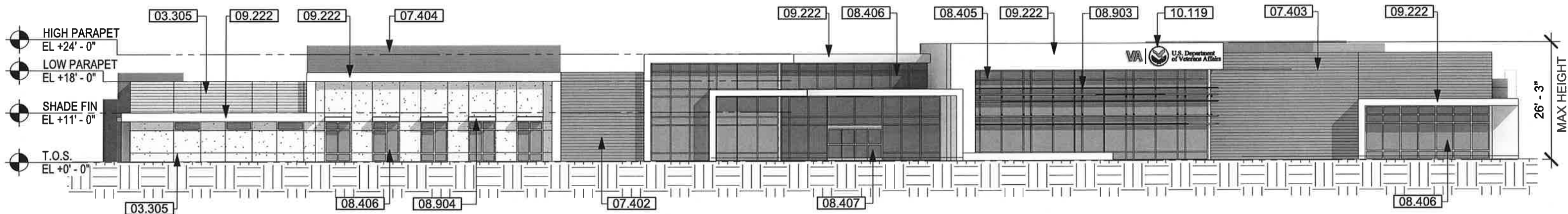
SHEET

LP104

ATTACHMENT E



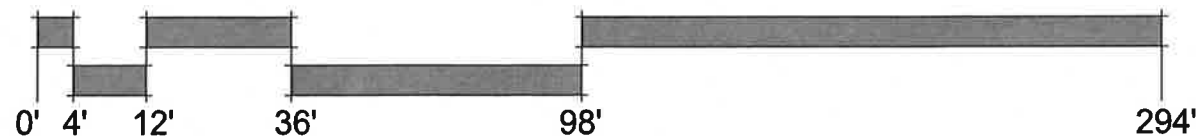
① PARTIAL EAST ELEVATION
3/64" = 1'-0"



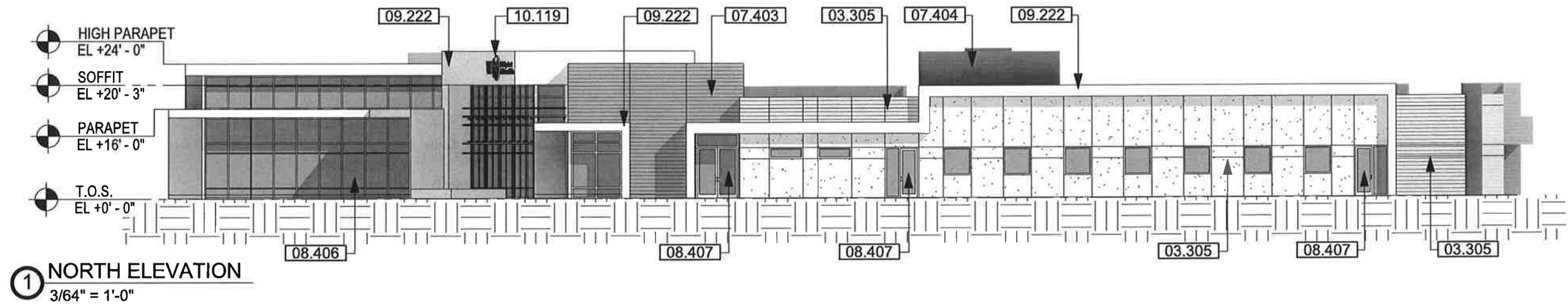
② EAST ELEVATION
3/64" = 1'-0"

- | | | | |
|---|---|---|---|
| 03.305 CONCRETE TILT-UP WALL W/ 3/8" REVEALS (PAINTED) | 07.403 PROFILED, PAINTED INSULATED METAL PANEL (CENTRIA FORMAWALL DIMENSION SERIES 12" HIGH X 2" THK., HORIZONTAL FLAT) | 08.406 ALUMINUM STOREFRONT SYSTEM WITH CLEAR, LOW - E INSULATED LAMINATED GLAZING UNITS & KYNAR FACTORY FINISH (CHARCOAL GREY). | 08.904 HORIZONTAL SHADE FIN |
| 04.204 8X8X16 FILLED AND POLISHED CMU WITH CLEAR ACRYLIC SEALER, GROUND FACED MASONRY VENEER UNIT; STACK BOND | 07.404 12" BANDED HEAVY GAUGED PREFINISHED ALUMINIUM MECHANICAL SCREEN | 08.407 STOREFRONT DOOR COMPATIBLE WITH WINDOW ASSEMBLY | 09.222 INTEGRAL COLOR THREE-COAT PLASTER SYSTEM WITH SMOOTH TROWEL FINISH OVER METAL STUD FRAMING |
| 05.110 PAINTED STEEL CANTILEVERED BEAM | 08.405 ALUMINUM STOREFRONT SYSTEM (REINFORCED) WITH CLEAR, LOW - E INSULATED LAMINATED GLAZING UNITS & KYNAR FACTORY FINISH (CHARCOAL GREY) | 08.903 HORIZONTAL, SINGLE BLADE SYSTEM, SHADE FIN MOUNTED TO WINDOW FRAMES | 10.119 RAISED METAL "VA" LOGO |
| 05.111 PAINTED STEEL HSS SECTION EMBEDDED INTO C.M.U. COLUMN, SEE STRUCTURAL | | | |
| 07.402 COMPOSITE PANEL FACED WITH NATURAL WOOD VENEER (RECYCLABLE) | | | |

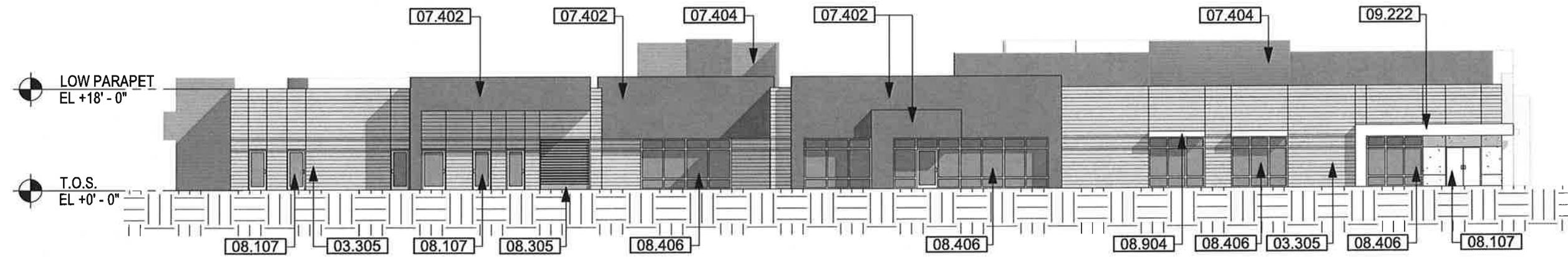
EXTERIOR ELEVATIONS 1 of 3



3/64" = 1'-0"	CHICO VA CLINIC CHICO, CA	  NICHOLS • MELBURG • ROSSETTO ARCHITECTS + ENGINEERS (530) 222-3300 (530) 222-3538 FAX http://www.nmrdesign.com	 Department of Veterans Affairs
04/13/17			



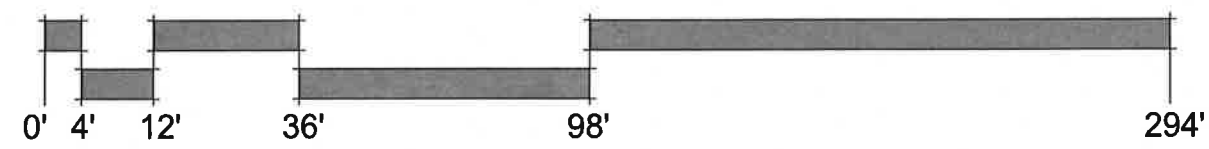
① NORTH ELEVATION
3/64" = 1'-0"



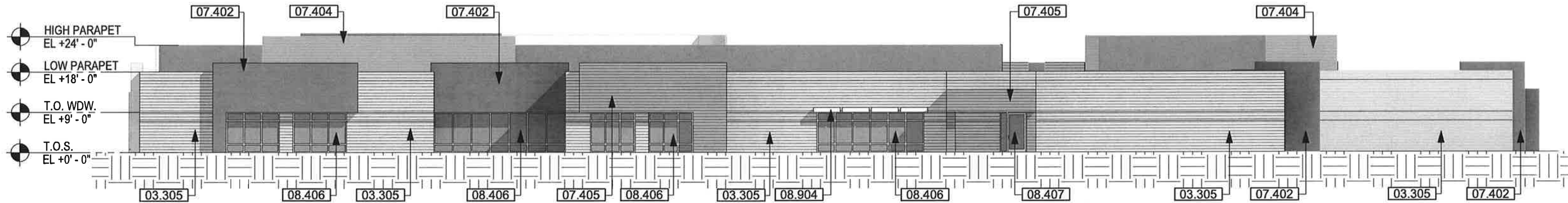
② South Elevation
3/64" = 1'-0"

- | | | | |
|---|--|---|---|
| 03.305 CONCRETE TILT-UP WALL W/ 3/8" REVEALS (PAINTED) | 07.404 12" BANDED HEAVY GAUGED PREFINISHED ALUMINIUM MECHANICAL SCREEN | 08.406 ALUMINUM STOREFRONT SYSTEM WITH CLEAR, LOW - E INSULATED LAMINATED GLAZING UNITS & KYNAR FACTORY FINISH (CHARCOAL GREY). | 08.904 HORIZONTAL SHADE FIN |
| 07.402 COMPOSITE PANEL FACED WITH NATURAL WOOD VENEER (RECYCLABLE) | 08.107 HOLLOW METAL DOOR PAINTED TO MATCH ADJACENT MATERIAL | 08.407 STOREFRONT DOOR COMPATIBLE WITH WINDOW ASSEMBLY | 09.222 INTEGRAL COLOR THREE-COAT PLASTER SYSTEM WITH SMOOTH TROWEL FINISH OVER METAL STUD FRAMING |
| 07.403 PROFILED, PAINTED INSULATED METAL PANEL (CENTRIA FORMAWALL DIMENSION SERIES 12" HIGH X 2" THK., HORIZONTAL FLAT) | 08.305 OVERHEAD COILING DOOR PAINTED TO MATCH ADJACENT MATERIAL | | 10.119 RAISED METAL "VA" LOGO |

EXTERIOR ELEVATIONS 2 of 3



3/64" = 1'-0"	CHICO VA CLINIC CHICO, CA	  NICHOLS • MELBURG • ROSSETTO ARCHITECTS + ENGINEERS (530) 222-3300 (530) 222-3538 FAX http://www.nmrdesign.com	 Department of Veterans Affairs
04/14/17			



① WEST ELEVATION
3/64" = 1'-0"

03.305 CONCRETE TILT-UP WALL W/ 3/8" REVEALS (PAINTED)

07.402 COMPOSITE PANEL FACED WITH NATURAL WOOD VENEER (RECYCLABLE)

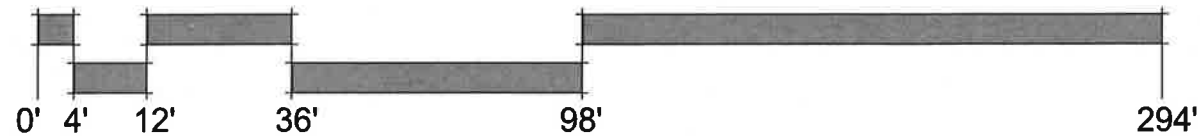
07.404 12" BANDED HEAVY GAUGED PREFINISHED ALUMINIUM MECHANICAL SCREEN

07.405 NON-INSULATED PREFINISHED METAL PANEL (AMERICLAD ALUMINUM PLATE PANEL SYSTEM)

08.406 ALUMINUM STOREFRONT SYSTEM WITH CLEAR, LOW - E INSULATED LAMINATED GLAZING UNITS & KYNAR FACTORY FINISH (CHARCOAL GREY).

08.407 STOREFRONT DOOR COMPATIBLE WITH WINDOW ASSEMBLY

08.904 HORIZONTAL SHADE FIN



EXTERIOR ELEVATIONS 3 of 3

3/64" = 1'-0"	CHICO VA CLINIC CHICO, CA	  NICHOLS • MELBURG • ROSSETTO ARCHITECTS • ENGINEERS (530) 222-3300 (530) 222-3538 FAX http://www.nmrdesign.com	
04/14/17			



EXTERIOR RENDERING OF THE CHICO VA CLINIC
MERIAM PARK SUBDIVISION PHASE "C"

SHEET

1 OF 4

ATTACHMENT G



EXTERIOR RENDERING OF THE CHICO VA CLINIC AS SEEN FROM CONCORD AVENUE

MERIAM PARK SUBDIVISION PHASE "C"

SHEET

2 OF 4

ATTACHMENT G



EXTERIOR RENDERING OF THE CHICO VA CLINIC AS SEEN FROM MAIN ENTRY

MERIAM PARK SUBDIVISION PHASE "C"

SHEET

3 OF 4

ATTACHMENT G



EXTERIOR RENDERING OF THE CHICO VA CLINIC - PRIMARY BUILDING ENTRY

MERIAM PARK SUBDIVISION PHASE "C"

SHEET

4 OF 4

ATTACHMENT G

BUILDING WALL SIGNAGE SUMMARY (metal channel letters)

SIGN LENGTH	20'-3"
SIGN HEIGHT	4'-6"
TOTAL SIGN AREA (LxH)	91.125 SQ. FT.
BUILDING PRIMARY FRONTAGE LENGTH	159'-5"
ALLOWABLE SIGN AREA	159.42 SQ. FT.
VA LOGO HEIGHT	4'-6"
LETTER HEIGHT	1'-0"
ILLUMINATION	NONE

MONUMENT SIGNAGE SUMMARY (metal channel letters)

SEE RENDERINGS FOR SIGN TYPE AND CONSTRUCTION

SIGN LENGTH	17'-0"
SIGN HEIGHT	3'-6"
TOTAL SIGN AREA (LxH)	59.5 SQ. FT.
BUILDING PRIMARY FRONTAGE LENGTH	159'-5"
ALLOWABLE SIGN AREA	36.0 SQ. FT.
VA LOGO HEIGHT	3'-0"
LETTER HEIGHT	1'-2"
ILLUMINATION	EXTERNAL



Plot Date: April 24, 2017 - 5:50 pm
File Name: S:\work\15-4639 VA Chico CBDC\CADD\Sheets\A300-A301_Exterior Elevations.dwg

**NICHOLS
MELBURG
ROSSETTO**
ARCHITECTS + ENGINEERS
555 MAIN STREET, SUITE 300
CHICO, CA 95928
(530) 891-1710 (530) 891-0138 FAX

BUILDING WALL AND MONUMENT SIGNAGE

CHICO VA CLINIC

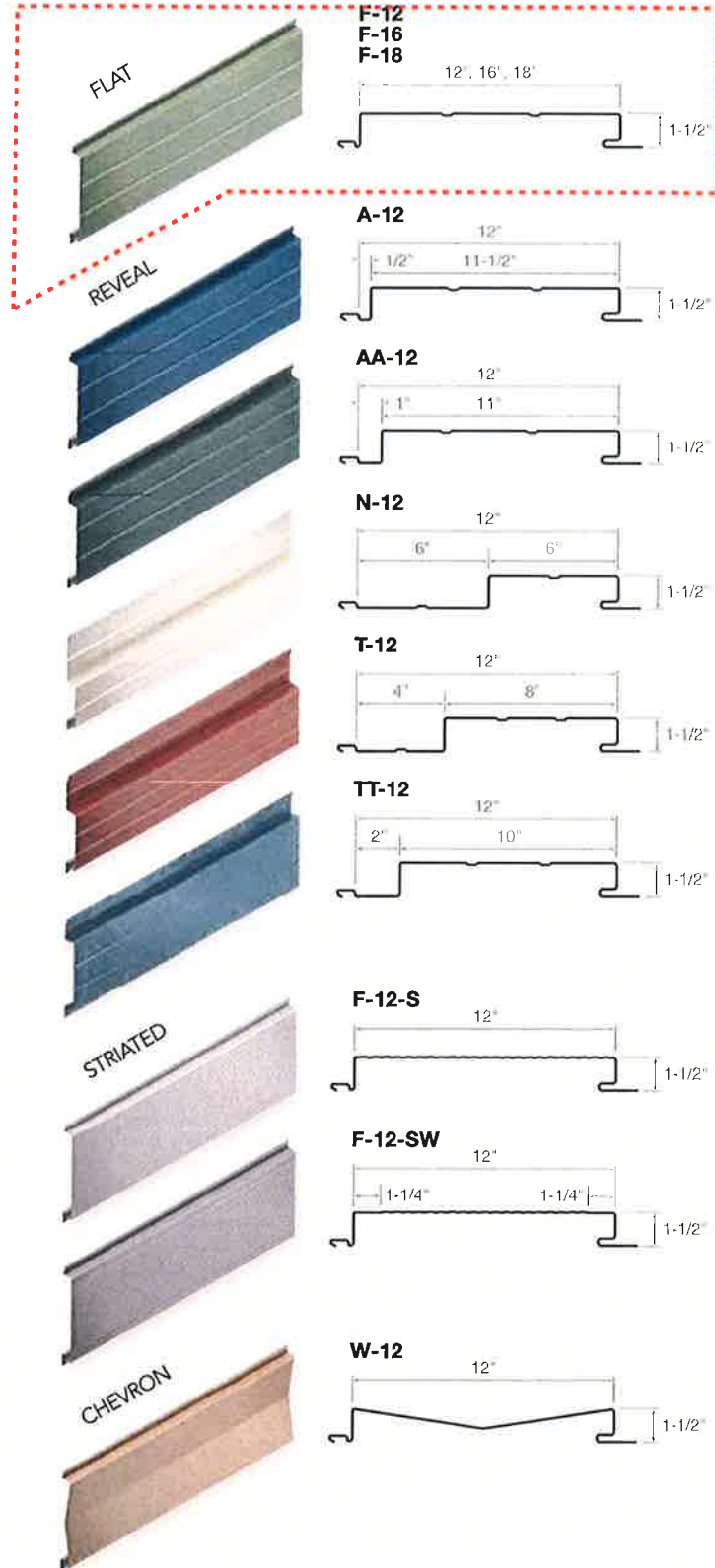
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	DT. 04/24/17
	SC. 1/4"=1'-0"



Composite Wood Panels
Vintage Wood EPC765F "Redwood"



Insulated & Non-Insulated Metal Panels
Metal Sales T10-B "Hemlock Green"



Concealed fastener panels are available in either flat, reveal, striated or chevron profiles. With a common side joint the designer can mix and match panel profiles throughout the facade creating the exact desired effect. Panels may be installed vertically, horizontally, or in combination.

- Eleven unique profiles
- Concealed fastener design
- Common joint design allowing multiple panel integration
- Weather tight or rainscreen rear ventilated application
- Smooth surface standard, stucco embossed texture optional
- All PVDF painted finishes available
- Optional factory caulking available
- Optional swaged ends of 2" (51mm)

Panel Depth

1-1/2" (38mm)

Cover Width

12" (305mm) Standard
 16" (406mm) and 18" (457mm)
 optional on F profile only

Lengths

5' (1.52m) to 30' (9.14m) Standard
 Shorter and longer lengths available

Galvalume/Zincalume

Painted Steel Options

18 GA (1.19mm) / 20 GA (.91mm) /
 22 GA (.76mm) / 24 GA (.60mm)

Aluminum Options

.050 GA (1.27mm) /
 .040 GA (1mm) / .032 GA (.81mm)

Stainless Steel Options

20 GA (.91mm) / 22GA (.76mm) /
 24 GA (.60mm)

Zinc Options

18 GA (1.5mm) / 20 GA (1.0mm) /
 22 GA (.91mm)

Natural Copper Options

20 oz. / 16 oz.

Application

Horizontal or vertical

Aluminum Mechanical Screen
 Color to match Insulated and Non-Insulated Metal Panels



CHICO VA CLINIC: EXTERIOR MATERIALS & FINISHES

Duramar Coatings

2-Coat System: Primer & Color

The color chip samples and codes shown in this guide represent Duramar Extrusion Liquid Coatings. These same colors may be available for other coatings technologies and product lines. See the *Order Today* section for more detail and availability.

01. Bone White UC43350 SRI 88	02. Graham White UC72638 SRI 95	03. Bone White UC109880 SRI 84	04. Bright White UC55026 SRI 95	05. Colonial White UC54983 SRI 88
06. Ivory UC54412 SRI 74	07. Malt UC105738 SRI 74	08. Natural Wicker UC105747 SRI 86	09. Caramel Latte UC105737 SRI 70	10. Sahara Sand UC72861 SRI 62
11. Sandstone UC109856 SRI 59	12. Beige UC54137 SRI 61	13. Seawolf UC109855 SRI 43	14. Antique Bronze UC100027 SRI 29	15. Fairview Taupe UC105741 SRI 17
16. Cocoa Bean UC105735 SRI 8	17. Medium Bronze UC109862 SRI 10	18. Bronze UC110460 SRI 2	19. Statuary Bronze UC43347 SRI 2	20. Bronze UC109850 SRI 2
21. Brick Red UC43355 SRI 31	22. River Rouge Red UC52006 SRI 19	23. Roasted Red Pepper* UC102320XL SRI 48	24. Aged Copper UC54434 SRI 49	25. Bermuda Blue UC106661 SRI 12
26. Fashion Gray UC51825 SRI 33	27. Eclipse Gray UC106669 SRI 8	28. Charcoal UC109852 SRI 4	29. Charcoal Gray UC54271 SRI 4	30. Black UC40577 SRI -3

*Duramar XL Coatings (3-coat system) color requires XL clear coat due to pigmentation

Aluminum Storefront & Curtain Wall Systems



CHICO VA CLINIC: EXTERIOR MATERIALS & FINISHES

At LaHabra, quality is part of everything we do. Since 1926, we have made it a cornerstone of our company. Our products come from the best raw materials available. Our manufacturing standards lead the industry. Our commitment to color quality and precision is unparalleled. But even more important, we know our most valuable asset is our customer. We stand proudly behind the legendary LaHabra service: our hallmark for over 80 years. For more Acrylic and Elastomeric standard colors, please refer to the Parex USA color chart.

COLOR CHART APPLIES TO STUCCO COLOR COAT, ACRYLIC AND ELASTOMERIC FINISHES, ALLEGRO II AND FOG COAT.

Specify product when placing order.

X = Stucco Color Coat

A = Acrylic and Elastomeric Finishes

AL = Allegro II

DX = Fog Coat

STANDARD COLORS

12 CHABLIS (74) BASE 100	16 SILVER GREY (57) BASE 200	17 MISTY (48) BASE 200	23 ASPEN (60) BASE 200	24 SANTA FE (50) BASE 200	25 SADDLEBACK (52) BASE 200
28 MIRAGE (56) BASE 200	34 SAN SIMEON (61) BASE 100	40 DOVE GREY (66) BASE 200	48 MEADOWBROOK (73) BASE 100	50 CRYSTAL WHITE (79) BASE 100	53 PURE IVORY (74) BASE 100
55 FRENCH VANILLA (71) BASE 100	71 MIAMI PEACH (61) BASE 100	72 ADOBE (50) BASE 200	73 EGG SHELL (76) BASE 100	81 OATMEAL (68) BASE 200	82 HACIENDA (59) BASE 200
86 SANDSTONE (63) BASE 200	97 PACIFIC SAND (57) BASE 200	215 MESA VERDE (48) BASE 200	278 TRABUCCO (42) BASE 200	434 FALLBROOK (42) BASE 200	475 VIEJO (47) BASE 200
504 BLUE GREY (47) BASE 200	524 ALAMO (43) BASE 200	580 SIERRA TAN (44) BASE 200	696 SOUTHERN MOSS (42) BASE 200	820 SILVERADO (48) BASE 200	830 CLAY (40) BASE 200

Exterior 3-Coat Integral Color Cement Plaster with Smooth Trowel Finish
and Tilt-Up Concrete Paint Colors

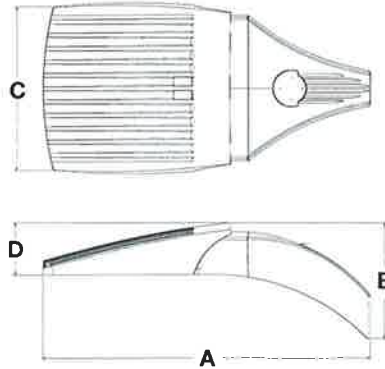
VMX LED

Project Name:

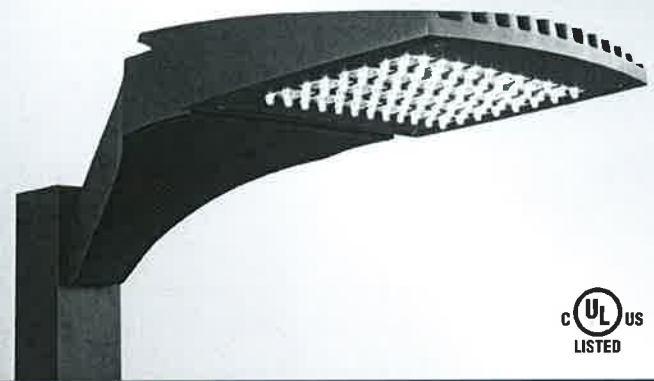
Catalog Number:

Type

Dimensional Drawings



Fixture	A	B	C	D	Max. Watts	Lbs
VMX-1	29"	10.75"	15.5"	4"	214	49



The new VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 32 to 96 LEDs. Seven optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

vmx-1	T3	32	7	4k	unv	am	bk	pcr-120-wsc-40
Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
VMX-1	Type I (T1) 	# of LEDs 32 (32LC)	mA 350 (3)	3000K *Warm white (3K)	120-277 *Universal voltage UNV	Arm Mount AM	Bronze (BZ)	Photocell & Receptacle *Specify voltage (PCR120) (PCR208) (PCR240) (PCR277) (PCR480) Photo Receptacle (PER) *Web shading cap
	Type II (T2) 	64 (64LC)	530 (5)	4000K *Neutral white (4K)	480* (5)	Wall Mount *Cast Wall Plate (BAWP) to be ordered separately (WM)	Black (BK)	Round Pole Plate Adaptor For 3" Ø Pole (RPP3) For 4" Ø Pole (RPP4) For 5" Ø Pole (RPP5) Cast Wall Plate (BAWP)
	Type III (T3) 	96 (96LC)	700 (7)	5000K *Cool white (5K)	347* (8)	Round Pole Plate Adaptors (RPP) are to be ordered separately.	Smooth Black (SBK)	0-10v Dimming Driver No Controls (DIM)
	Type IV (T4) 	*Not available in 1000mA	*1000 (10)		*347V & 480V no available in 32LC 350mA	VMX DRILL DIAGRAM 	White (WH)	Motion Sensor *Works with FSR-211 (WSC-8) 8" Mounting Height (WSC-20) 9-20" Mounting Height (WSC-40) 21-40" Mounting Height
	Type IV-A (T4A) 		*Not available in 96LC			*UPMA to be ordered separately 	Smooth White (SWH)	The option will require 1" FSR 100 remote for programming
	Type V (T5) 						Graphite (GP)	Wireless Control Consult Factory (WC)
	Type V-W (T5W) 						Grey (GY)	Universal Pole Mount Adaptor (UPMA)
							Silver Metallic (SL)	Back Side Cutoff Louver Shield (CLS)
							Custom Color (CC)	Right Side Cutoff Louver Shield (RCLS)
								Left Side Cutoff Louver Shield (LCLS)
								Emergency Battery Pack *Universal Voltage only (EBPL)

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

Heatsink

• Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

• Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management

• The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
 • The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

• The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, III, IV, IV-A, V and V-W are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
 • CRI values are 70 for 3000K, 70 for 4000K and 70 for 5000K.

Quali-Guard® Finish

• The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
 • Finish is guaranteed for five (5) years.

Electrical Assembly

• The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
 • 10 kV surge protector supplied as standard.
 • Terminal block supplied as standard.

Warranty

• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & receptacle
- Photo receptacle
- Round pole plate adapter
- Cast Wall Plate
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- Universal Pole Mount Adaptor
- Cut-Off Louver Shield
- Emergency Battery Pack

Listings

- The VMX Series is cUL Listed
- IP65 Rated
- Powder Coated Tough
- DLC Listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>

VMX LUMEN DATA Updated Lumen Chart (10.09.17)

# LEDs	mA	Type 1	B	U	G	Type 2	B	U	G	Type 3	B	U	G	Type 4	B	U	G	Type 4A	B	U	G	Type 5	B	U	G	Type 5W	B	U	G	Watts
32	350	4820	2	0	2	4278	1	0	2	4453	1	0	1	4330	1	0	1	4827	1	0	1	4648	2	0	1	4541	3	0	1	53
	530	6912	3	0	3	6135	2	0	2	6531	1	0	2	6210	1	0	2	6922	1	0	1	6665	3	0	1	6512	3	0	1	57
	700	8841	3	0	3	7847	2	0	2	8227	1	0	2	7943	2	0	2	8854	2	0	1	8526	3	0	1	8329	3	0	2	73
	1000	12182	3	0	3	10813	2	0	3	11336	2	0	2	10944	2	0	2	12200	2	0	2	11747	3	0	2	11477	4	0	2	111
64	350	8912	3	0	3	7911	2	0	2	8235	1	0	2	8007	2	0	2	8925	2	0	1	8594	3	0	1	8396	3	0	2	75
	530	13013	3	0	3	11551	2	0	3	12109	2	0	2	11691	2	0	2	13032	2	0	2	12549	3	0	2	12260	4	0	2	106
	700	16658	4	0	4	14785	3	0	3	15500	2	0	3	14966	3	0	3	16682	2	0	2	16063	4	0	2	15693	4	0	2	143
	1000	22660	4	0	4	20113	3	0	4	21085	3	0	3	20358	3	0	3	22693	3	0	2	21851	4	0	2	21346	5	0	3	219
96	350	12910	3	0	3	11459	3	0	3	12013	2	0	2	11599	2	0	2	12929	2	0	2	12449	3	0	2	12163	4	0	2	104
	530	19188	4	0	4	17031	3	0	3	17854	2	0	3	17238	3	0	3	19215	3	0	2	18502	4	0	2	18077	4	0	2	157
	700	23925	4	0	4	21236	3	0	4	22263	3	0	3	21495	3	0	3	23960	3	0	3	23071	4	0	2	22540	5	0	3	212

Visit www.visionairelighting.com for up-to-the-minute chart information, including types not listed here.
 *For 4000K multiply values by 0.98 *For 3000K multiply values by 0.925

EPA Data



0.75



1.47



1.5



2.22



2.1



2.22

13645 Rancho Way Rancho Dominguez, CA 90220
 Tel: (310) 512-6480 Fax: (310) 512-6456
www.visionairelighting.com

VSC LED

Project Name:

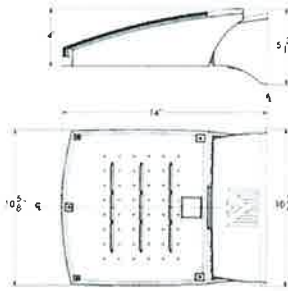
Catalog Number:

Type

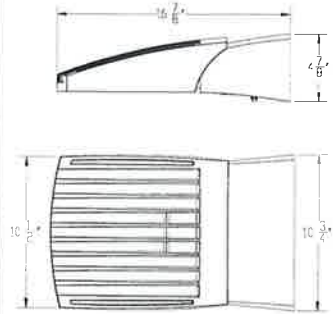


Dimensional Drawings

Standard Version



EBP Version



Fixture	A	B	C	Max. LEDs	Lbs
VSC-1	14"	5"	10.5"	48	20

The VSC LED wall mount Series continues the unique contemporary design that is inspired by the VLX area light series. It combines LED performance and advanced LED thermal management technology and provides lighting that is energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings.

Easy access for mounting and maintenance.

The LED light assemblies come with 16, 32, or 48 LEDs.

Three optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature for the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSC Series is an exceptional choice for office complexes, schools, commercial buildings, and many architectural projects.

Model	Optics	Source	Milliamps	Kelvin	Voltage	Mounting	Finish	Options
VSC-1	Type I (T1)	# of LEDs 16 (16LC) <small>*Not available in 700mA</small>	mA 350 (3)	3000K <small>*Warm white</small> (3K)	120-277 <small>*Universal voltage</small> (UNV)	WallMount (WM)	Bronze (BZ)	Button Type Photocell <small>*Specify voltage.</small> (PC120) (PC208) (PC240) (PC277) <small>*Not available with (EBPL)</small> Emergency Battery Pack <small>*Universal Voltage only</small> (EBPL) Motion Sensor <small>*Works with FSP-211</small> (WSC-8) <small>8" Mounting Height</small> (WSC-20) <small>9-20" Mounting Height</small> (WSC-40) <small>21-40" Mounting Height</small> This option will require(1) FSIR 100 remote for programming 0-10 Volt Dimming Driver (DIM) Back Plate (BP) Up-Light Orientation (UP) <small>*Not available with motion sensor (MS)</small>
	Type II (T2)	32 (32LC)	530 (5)	4000K <small>*Neutral white</small> (4K)				
	Type III (T3)	48 (48LC)	700 (7)	5000K <small>*Cool white</small> (5K)	White (WH)			
	Type IV (T4)		1000* (10) <small>*1000mA not available for 48LC</small>			Graphite (GP)		
	Type V (T5)				Grey (GY)			
	Type V-W (T5W)					Silver Metallic (SL)		
							Custom Color (CC)	

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

Heatsink

• Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting/Driver Compartment

• Durable two-piece cast aluminum driver compartment utilizes a quick mount/set screw mounting for ease of maintenance and sealed with a one-piece gasket.

Thermal Management

• The V-Sconce series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.

• The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The V Sconce series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

• The highest lumen output LEDs are utilized in the V Sconce series. IES distribution Types II, III and IV are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.

• CRI values are 70.

Quali-Guard Finish

• The finish is a Quali-Guard textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

• Finish is guaranteed for five (5) years.

Electrical Assembly

• The V-Sconce LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40° C operations.

• 10 kV surge protector supplied as standard.

Warranty

• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Button Type Photocell
- Emergency Battery Pack
- Motion Sensor
- 0-10 Volt Dimming Driver
- Back Plate
- Up-Light Orientation

Listings

- The V-Sconce is cUL listed, suitable for wet locations.
- IP65 Rated
- Powder Coated Tough
- DLC Listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>

Motion Sensor



Up-Light



5K Lumen Data * Great Up-Lights 02.03.10

LED's	mA	Type 1	B	U	G	Type 2	B	U	G	Type 3	B	U	G	Type 4	B	U	G	Type 5	B	U	G	Type 5W	B	U	G	Watts
16	350	2407	1	0	1	2168	1	0	1	2230	1	0	1	2120	1	0	1	2266	1	0	1	2171	2	0	1	19
	530	3251	2	0	2	2928	1	0	1	3012	1	0	1	2863	1	0	1	3061	2	0	1	2931	2	0	1	27
	1000	6151	2	0	2	5540	1	0	2	5700	1	0	1	5417	1	0	1	5791	2	0	1	5545	2	0	1	58
32	350	4740	2	0	2	4269	1	0	2	4393	1	0	1	4175	1	0	1	4463	2	0	1	4274	3	0	1	36
	530	6719	3	0	3	6116	2	0	2	6293	1	0	1	5981	1	0	2	6393	3	0	1	6122	3	0	1	54
	700	8481	3	0	3	7639	2	0	3	7859	1	0	2	7470	2	0	2	7985	3	0	1	7647	3	0	2	73
48	350	6701	3	0	3	6035	2	0	2	6210	1	0	1	5902	1	0	2	6309	3	0	1	6042	3	0	1	52
	530	9714	3	0	3	8749	2	0	3	9002	1	0	2	8556	2	0	2	9146	3	0	1	8758	3	0	2	81
	700	11877	3	0	3	10698	2	0	3	11007	2	0	2	10460	2	0	3	11182	3	0	2	10708	4	0	2	107

Visit www.visionairelighting.com for up-to-the-minute chart information.
 * For 4000K multiply values by 0.95 * For 3000K multiply values by 0.90

19645 Rancho Way Rancho Dominguez, CA 90220
 Tel: (310) 612-6460 Fax: (310) 612-6466
www.visionairelighting.com

OW2300 – SCOPE
Cast Upper and Lower Housings



Type: Project:

VisaLighting.com/products/Scope

Fill in shaded boxes using information listed below

Order Code: **OW2300** - **MVOLT**

MODEL **A SOURCE** **B VOLTAGE** **C Uplight OPTIC** **D Downlight OPTIC** **E FINISH** **F OPTION(S)**
Uplight and Downlight



Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls.

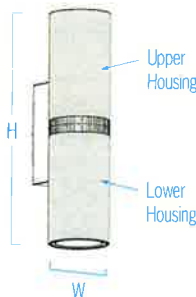
DIMENSIONS

Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

- W 3-7/8" (98 mm)
- H 15" (381 mm)
- D 5-1/4" (133 mm)
- D 5-1/2" (140 mm)
(with JBC option)

For mullion mounting: Minimum required mullion width is 3.00"



A SOURCE (Select one) B VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

LED Sources	CCT	Delivered Lumens		
• L30K	3000K	450 up	15	MVOLT
L35K	3500K	450 down		
• L40K	4000K			

C D OPTICAL DISTRIBUTION

Uplight and Downlight

Optical Distribution		Max Candela
MED	65° Beam	421
NRW	23° Beam	993

E FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038 Agate Grey	CVBL Cove Blue	GW9002 Grey White	PB1035 Pearl Beige
BMAT Bronze Matte	CW9001 Cream White	HTHR Heather	RUST Rust
BRNZ Bronze	GLIM Glimmer	JB9005 Jet Black	SUNG Sungold
BSIL Blade Silver	GSIL Graphite Silver	OBRZ Old Bronze	TW9016 Traffic White

F OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

- JBC** Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
- RMB** Remote mounted power supply (required for mullion mount)
- XPS** Express 10 day shipping. **Items marked with a bullet (•) are not available with XPS**

ACCESSORIES (Order Separately)

Remote emergency line voltage inverter – Surface or cabinet mount

- PS-EMVL** Can supply a single fixture up to 20W at 120V or 277V for 90 minutes
- PS-EMVM** Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes
- PS-EMVH** Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes



XPS



LED



ETL Listed



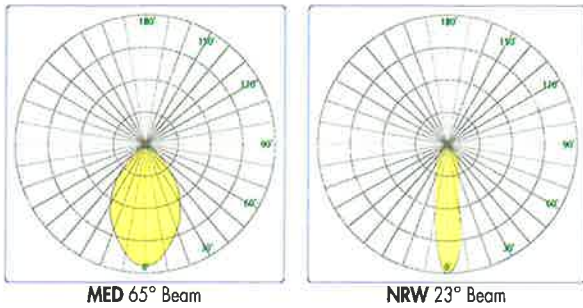
5 Year Warranty

OW2300 – SCOPE

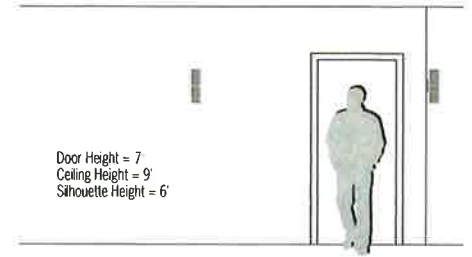
Cast Upper and Lower Housings



Photometrics



Relative Scale Drawing



Technical Information

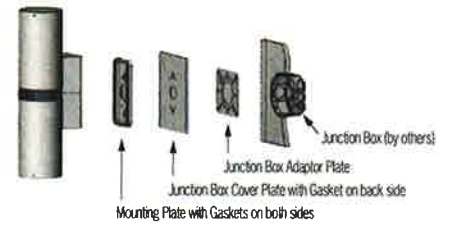
- Integral (unless RMB option is selected) high power factor electronic power supply
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Surface mount to 2x4 junction box or window mullion. Mullion mount requires RMB option and minimum 3.00" mullion. Optional junction box cover (JBC) is available for 4x4 junction box
- Tamper resistant fasteners
- Cast aluminum body with uplight and downlight
- No VOC powder coat paint finish
- ETL listed for wet location

Path of Egress

OW2300 Downlight, medium beam spread;
Mounted at 10' AFF, .70 light loss factor used



Junction Box Cover (JBC option) Mounting Detail



Specify color code when ordering. For accurate color matching, individual paint and finish samples are [available upon request](#).
For additional information see VisaLighting.com/materials-finishes

Painted Finishes (Standard)

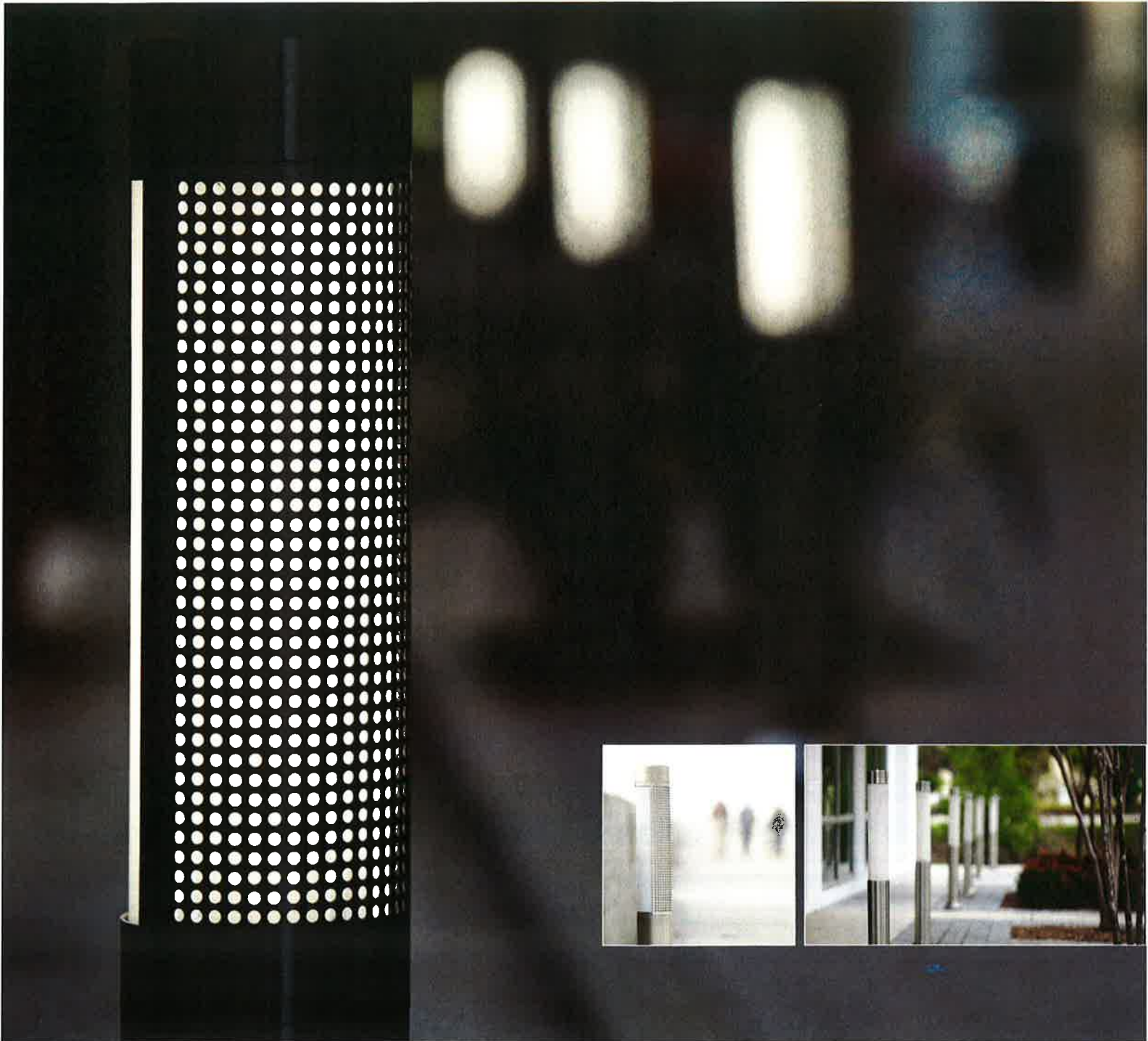


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LIGHT COLUMN BOLLARD

PRODUCT DATA



FORMS+SURFACES®

Attachment J



LIGHT COLUMN BOLLARD

PRODUCT DATA

Sleek in stainless steel, the **Light Column Bollard** integrates into a wide range of settings and offers numerous design possibilities. Bollard columns are available in 5" or 6" diameters. Illumination options include LED or linear fluorescent lamps and multiple ways to direct light: no shield for symmetrical lighting, or 180° and 360° shields in standard or custom designs. Non-illuminated and security core variations, and matching Light Column Pathway Bollards and Light Column Pedestrian Lighting make it easy to create a cohesive look across functionalities.

MATERIAL & CONSTRUCTION DETAILS

CONFIGURATIONS	MATERIALS & FINISHES	FLUORESCENT LAMPS & BALLASTS
<ul style="list-style-type: none"> Light Column Bollards are available in two sizes. Series 500 columns use 5" (127 mm) diameter tubular stainless steel; Series 600 columns use 6" (152 mm) diameter tubular stainless steel. To complement the illuminated bollard, a non-illuminated version is also available in both Series 500 and Series 600. Bollards can be specified with a removable base. Weather resistant GFCI outlet for maintenance access is available for Series 600, illuminated, non-security bollards. See drawings on our website for details. Door for optional GFCI outlet is accessed using a flathead screwdriver. 	<ul style="list-style-type: none"> Illuminated bollards have a tubular stainless steel column, white-frosted acrylic lens, and a stainless steel head cap. Non-illuminated bollards are tubular stainless steel with welded stainless steel cap. Standard stainless steel finish is Satin. For optional powdercoat colors see the Forms+Surfaces Powdercoat Chart. Custom RAL colors are available for an upcharge. 	<ul style="list-style-type: none"> Linear fluorescent lamps are available in two options. See lamp information on page 5. Ballast is an electronic, thermally protected, 120/277V combination for two F14T5 lamps, -18°C starting temperature, <10% THD, Class A sound rating. Please call for HO ballast specifications.
WEIGHT	SHIELD OPTIONS	LED LAMPS & DRIVERS
<ul style="list-style-type: none"> Series 500, illuminated: 30 lbs (14 kg); non-illuminated: 32-33 lbs (15 kg) Series 600, illuminated: 34 lbs (15 kg); non-illuminated: 34-39 lbs (15-18 kg) Series 600 security core, illuminated: 170 lbs (77 kg); non-illuminated: 177 lbs (80 kg) 	<ul style="list-style-type: none"> Four standard shield designs are available for an upcharge. Refer to pages 4 and 5 for details. Custom shield designs with either 180° or 360° coverage are also available. Shields are offered for Series 500 and Series 600 illuminated bollards. 	<ul style="list-style-type: none"> Custom LED light engine with Cree® LEDs. Features advanced LED technology with 6.7W, 3000K warm white and 9.000K natural white LEDs. LED driver input power is 100-277V. Driver has 0-10V dimming capabilities. LED driver certifications include: IP66 (waterproof) enclosure, and Class 2 rated output (UL8750)

INSTALLATION & MAINTENANCE

INSTALLATION	MAINTENANCE
<ul style="list-style-type: none"> Standard mounting is surface mount with J-bolts. 1/2" thick stainless steel base plate is slotted for rotational capability. Security bollards use an embedded security core, available with the Series 600, for an upcharge. Bollards have the option of a removable base. Installation of a surge protector as part of each units wiring is recommended. Stainless steel hardware is included for all mounting options. Templates are available upon request. 	<ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

STAINLESS STEEL BODY AND SHIELD FINISH



STAINLESS STEEL, SATIN

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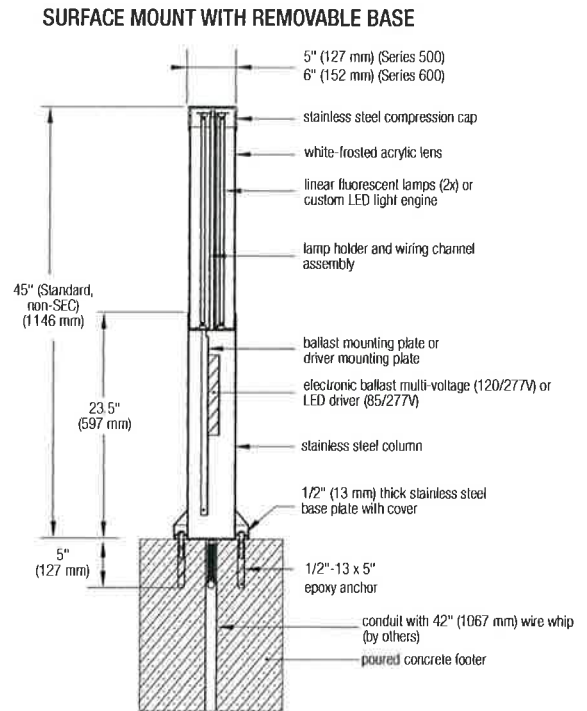
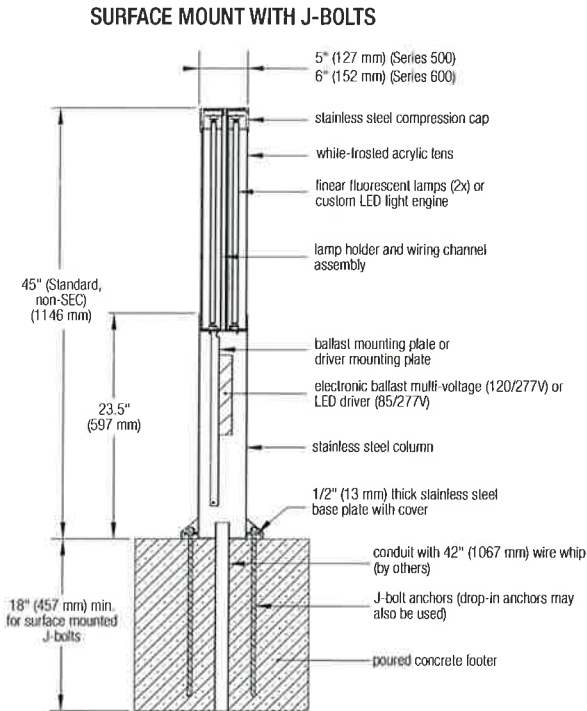


LIGHT COLUMN BOLLARD

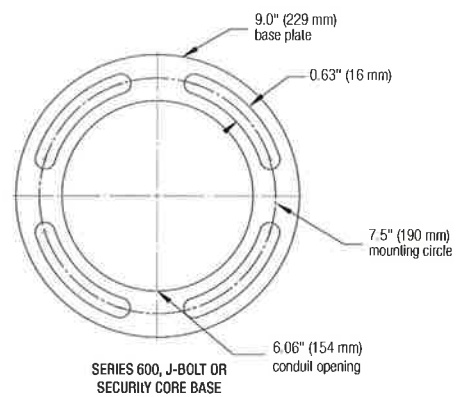
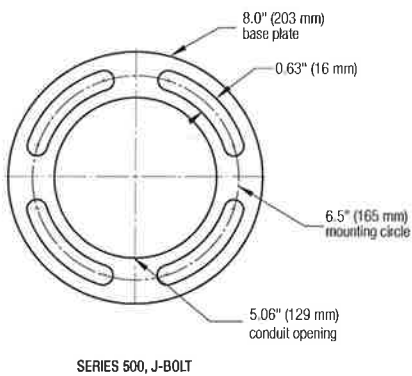
PRODUCT DATA

ILLUMINATED BOLLARDS

NOMINAL DIMENSIONS



BASE PLATE MOUNTING DETAILS



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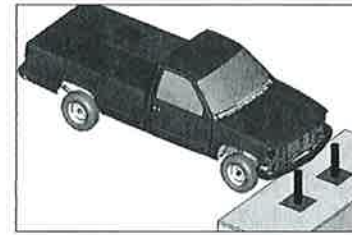
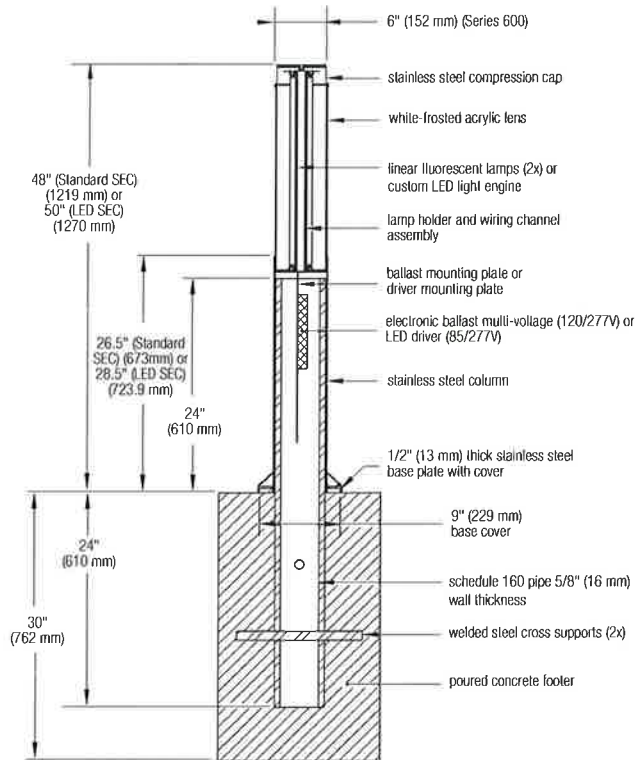


LIGHT COLUMN BOLLARD

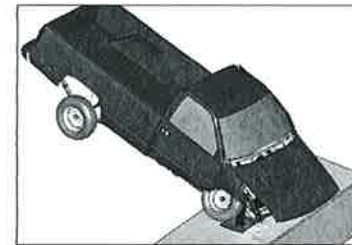
PRODUCT DATA

ILLUMINATED BOLLARDS - CONTINUED

NOMINAL DIMENSIONS - EMBEDDED SECURITY CORE



Crash scenario with 5,500 lb pickup truck approaching embedded bollard system at 40 mph



Full-scale crash 330ms after impact

OPTIONAL SECURITY CORE

Site security is a major concern in today's unpredictable world. Public and private buildings, government facilities, campuses and public parks are all susceptible to accidental, as well as deliberate vehicle infringement. Design professionals, city planners, facilities managers and engineers must now be increasingly sensitive to the safety and security requirements of public and private spaces. Security bollards placed at ingress points are an excellent way to guard against vehicle infringement while still allowing pedestrian access.

Until recently, security bollards have frequently taken the form of generic pipes or cylinders that offer little in the way of design or lighting functionality. Now, an optional enhancement to our Light Column Bollards provides a solution that blends security, performance and style. By adding a pre-engineered security core to our Series 600 design, we're able to respond to the needs of today's public spaces with a beautiful illuminated bollard that meets stringent high-impact crash requirements.

Forms+Surfaces' security bollards have been tested using a Finite Element Analysis (FEA) by a professional engineering consultant. FEA is a software-based tool commonly used in the automotive industry and used extensively for crash test simulations. Tests were performed using our bollards set in permanent concrete footings spaced 42" apart (to assure a minimum of two bollards being hit) and struck by a vehicle at a 90 degree impact. The impact simulation found the bollards to meet a level of K2.7 impact kinetic energy, which is equivalent to stopping a 5,500 lb. vehicle traveling at a minimum test velocity of 40 mph.

In addition to our illuminated security bollards, we can also provide non-illuminated options. Refer to page 6 for details. Please contact us to discuss design and installation considerations for Light Column Bollards with security cores.

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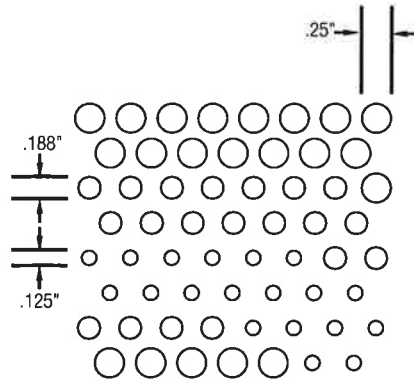
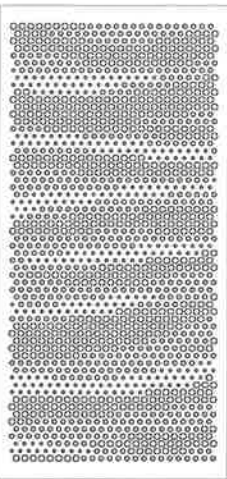
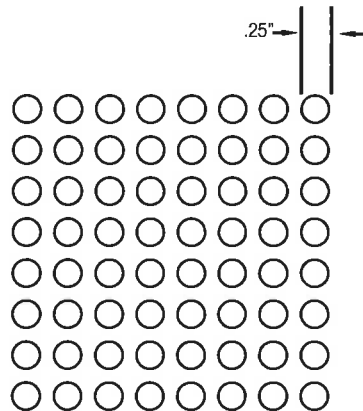
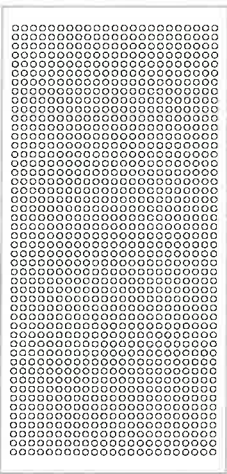
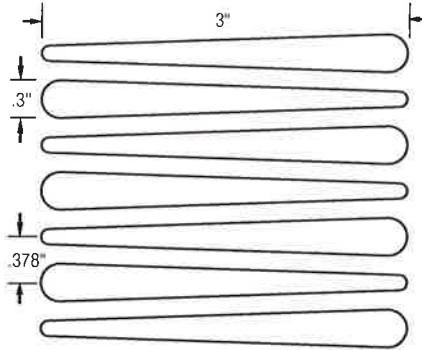
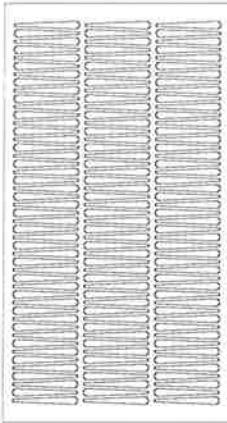
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LIGHT COLUMN BOLLARD

PRODUCT DATA

STANDARD SHIELD DESIGNS



KENTE

	Series 500	Series 600
180 Bollard	N/A	•
360 Bollard	N/A	N/A
180 Pedestrian	N/A	•
360 Pedestrian	N/A	N/A

PERFORATED

	Series 500	Series 600
180 Bollard	•	•
360 Bollard	•	•
180 Pedestrian	•	•
360 Pedestrian	•	•

SCAPE

	Series 500	Series 600
180 Bollard	•	•
360 Bollard	•	•
180 Pedestrian	•	•
360 Pedestrian	•	•

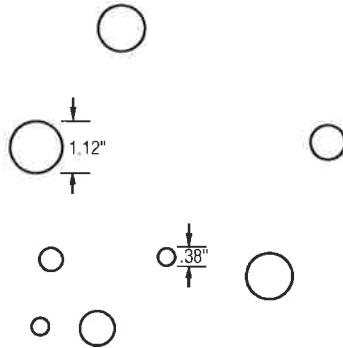
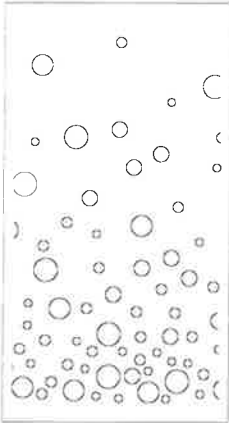
NOTE: A "•" indicates that the shield design is available in the selected series and size combination.



LIGHT COLUMN BOLLARD

PRODUCT DATA

STANDARD SHIELD DESIGNS



BUBBLES

	Series 500	Series 600
180 Bollard	•	•
360 Bollard	•	•
180 Pedestrian	•	•
360 Pedestrian	•	•

LAMP DESCRIPTIONS

LAMP	DESCRIPTION	BASE	COLOR TEMPERATURE	LUMINAIRE LUMENS*		B.U.G. RATING
				500	600	
3000K LED	17W custom LED light engine	N/A	3,000K	1542	1545	B1-U4-G1
4000K LED	17W custom LED light engine	N/A	4,000K	1542	1545	B1-U4-G1
(2) F14T5	14W T5 linear fluorescent	Mini bi-pin	4,100K	2220	2195	B1-U4-G2
(2) F24T5/HO	24W T5HO linear fluorescent	Mini bi-pin	4,100K	3288	3252	B1-U5-G2

*Luminaire lumens represents the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofootcandle plots can be found on the Light Column Bollard product page on our website.



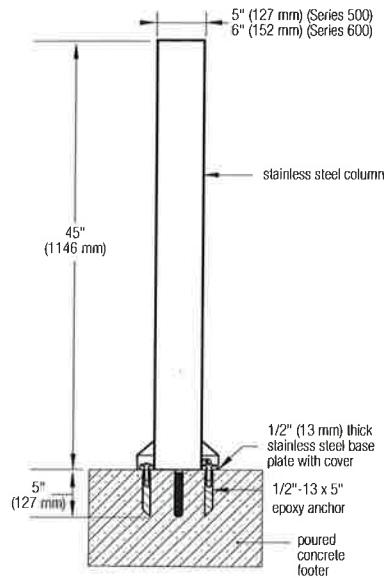
LIGHT COLUMN BOLLARD

PRODUCT DATA

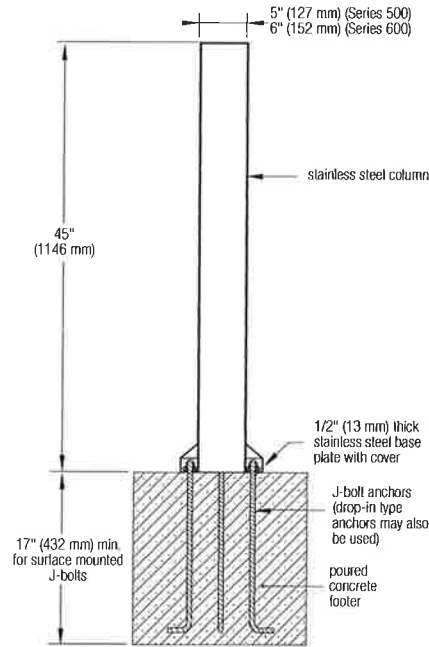
NON-ILLUMINATED BOLLARDS

NOMINAL DIMENSIONS

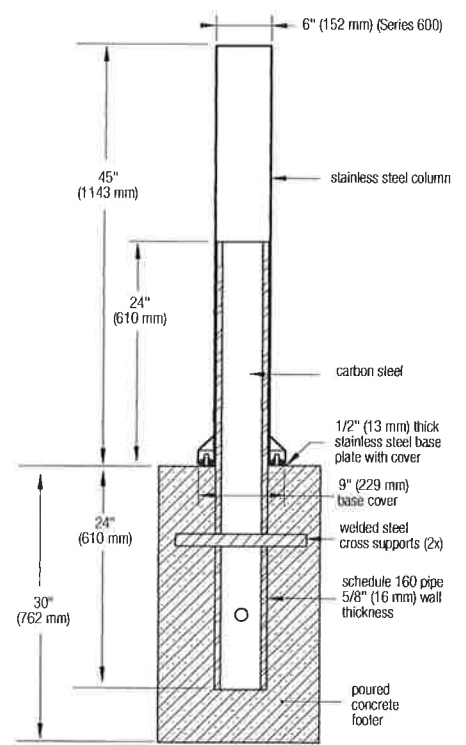
SURFACE MOUNT WITH REMOVABLE BASE



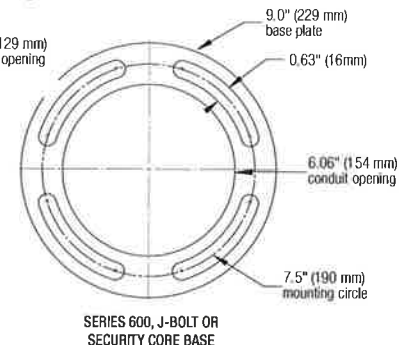
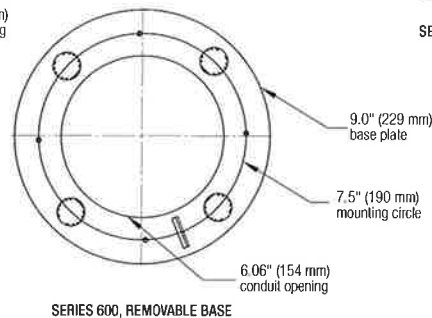
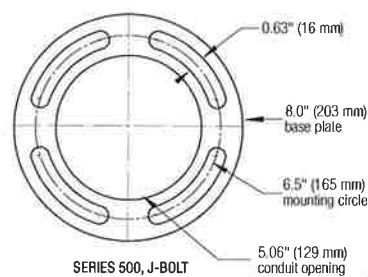
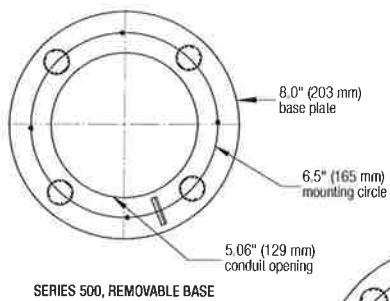
SURFACE MOUNT WITH J-BOLTS



EMBEDDED SECURITY CORE



BASE PLATE MOUNTING DETAILS



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LIGHT COLUMN BOLLARD

PRODUCT DATA

CERTIFICATIONS

- UL and C-UL listed for wet locations (linear fluorescent).
- ETL and C-ETL listed for wet locations (LED).

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Light Column Bollard Environmental Data Sheets for detailed environmental impact information.
- Light Column Bollard has high recycled content and is highly recyclable.
- Powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

NET PRICING AND ORDERING INFORMATION (pricing does not include freight)

MODEL	DESCRIPTION	NET PRICE (US \$)
LBLCO-504	Light Column Bollard, Series 500, illuminated	please call for pricing
LBLCO-604	Light Column Bollard, Series 600, illuminated	please call for pricing
LBLCO-504-N	Light Column Bollard, Series 500, non-illuminated	please call for pricing
LBLCO-604-N	Light Column Bollard, Series 600, non-illuminated	please call for pricing
	Optional embedded security core (available for Series 600)	please call for pricing
	Optional removable base	please call for pricing
	180° perforated shield in standard designs	please call for pricing
	360° perforated shield in standard designs	please call for pricing
	180° custom shield (customer-supplied artwork)	please call for pricing
	360° custom shield (customer-supplied artwork)	please call for pricing
	Optional GFCI outlet (available for Series 600, illuminated, non-security bollards)	please call for pricing
	Optional Standard Texture/Gloss from Forms+Surfaces Powdercoat Chart	please call for pricing
	Optional Premium Texture from Forms+Surfaces Powdercoat Chart	please call for pricing
	Custom RAL powdercoat color	please call for pricing
	Custom fixture height	please call for pricing

TO ORDER SPECIFY: quantity, model, finish, lamp, shield (if applicable), and mounting.

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

NOTE: Because different computers will render colors and textures differently, actual colors and finishes may vary slightly from those shown here.

LIGHT COLUMN BOLLARD

QUOTE/ORDER FORM

PROJECT NAME: _____

DATE: _____

JOB LOCATION: _____

COMPANY: _____

PLEASE USE ADOBE READER OR ADOBE ACROBAT TO FILL OUT AND SAVE FORM. USING OTHER PROGRAMS COULD RESULT IN UNSAVED DATA.

MODEL

QUANTITY

MODEL

_____	LBLCO-504	Light Column Bollard, Series 500 - 5" diameter column, illuminated
x	LBLCO-604	Light Column Bollard, Series 600 - 6" diameter column, illuminated
_____	LBLCO-504-N	Light Column Bollard, Series 500 - 5" diameter column, non-illuminated
_____	LBLCO-604-N	Light Column Bollard, Series 600 - 6" diameter column, non-illuminated

OPTIONS

FIG. 1 LIGHT COLUMN BOLLARD

(180° perforated shield shown - pattern not shown for clarity)

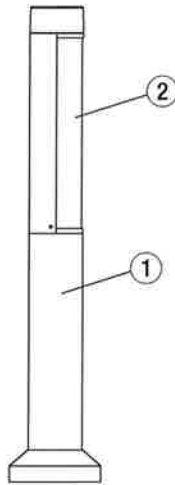
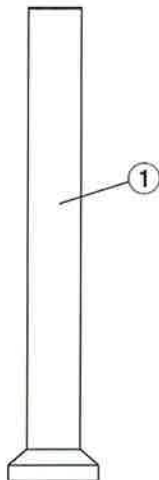


FIG. 2 LIGHT COLUMN BOLLARD

(non-illuminated bollard shown)



①

Finish Options

Please select **one** option below.

Standard Stainless Steel Finish

Satin

Standard Texture/Gloss from Forms+Surfaces Powdercoat Chart (Please call for pricing information)

- | | |
|--|---|
| <input type="checkbox"/> Aluminum Texture | <input type="checkbox"/> Evergreen Texture |
| <input type="checkbox"/> Argento Texture | <input type="checkbox"/> Fog Gloss |
| <input type="checkbox"/> Black Gloss | <input type="checkbox"/> Silver Texture |
| <input type="checkbox"/> Black Texture | <input type="checkbox"/> Slate Gloss |
| <input type="checkbox"/> Bright Silver Gloss | <input type="checkbox"/> Slate Texture |
| <input type="checkbox"/> Cobalt Texture | <input type="checkbox"/> Taupe Grey Texture |
| <input type="checkbox"/> Cream Texture | <input type="checkbox"/> White Texture |
| <input type="checkbox"/> Evergreen Gloss | |

Premium Texture from Forms+Surfaces Powdercoat Chart (Please call for pricing information)

- | | |
|--|---|
| <input type="checkbox"/> Azure Texture | <input type="checkbox"/> Seafoam Texture |
| <input type="checkbox"/> Lime Texture | <input type="checkbox"/> Weathered Iron Texture |
| <input type="checkbox"/> Rust Texture | |

Custom RAL Powdercoat Color

(Please call for pricing information)

RAL Color: _____

2

Shield and Pattern Options (for illuminated bollards)

Please select **one** option below. Please call for pricing information.

- | | | |
|---|--|---|
| <input type="checkbox"/> No shield | <input type="checkbox"/> 180° shield with Bubbles | <input type="checkbox"/> 360° shield with Bubbles |
| <input type="checkbox"/> 180° shield with Kente* | <input type="checkbox"/> 180° custom shield | <input type="checkbox"/> 360° custom shield |
| <input type="checkbox"/> 180° shield with Perforation | <input checked="" type="checkbox"/> 360° shield with Perforation | |
| <input type="checkbox"/> 180° shield with Scape | <input type="checkbox"/> 360° shield with Scape | |

*Kente shield is only available in Series 600, 180° configuration.

Lamp Options (for illuminated bollards)

Please select **one** option below. Please call for pricing information.

- 17W LED (17W custom LED light engine)
Please select **one** color temperature below.
 3000K 4000K
- (2x) F14T5 (14W T5 linear fluorescent)
- (2x) F24T5/HO (24W T5HO linear fluorescent)

Mounting Options

Please select **one** option below. Please call for pricing information.

- Surface Mount with J-bolts
- Surface Mount with Removable Base
- Embedded Security Core*
*Security core mounting is only available with Series 600.

GFCI Outlet (for Series 600 illuminated, non-security bollards)

Please select **one** option below. Please call for pricing information.

- Yes No

VETERANS ADMINISTRATION COMMUNITY BASED OUTPATIENT CENTER

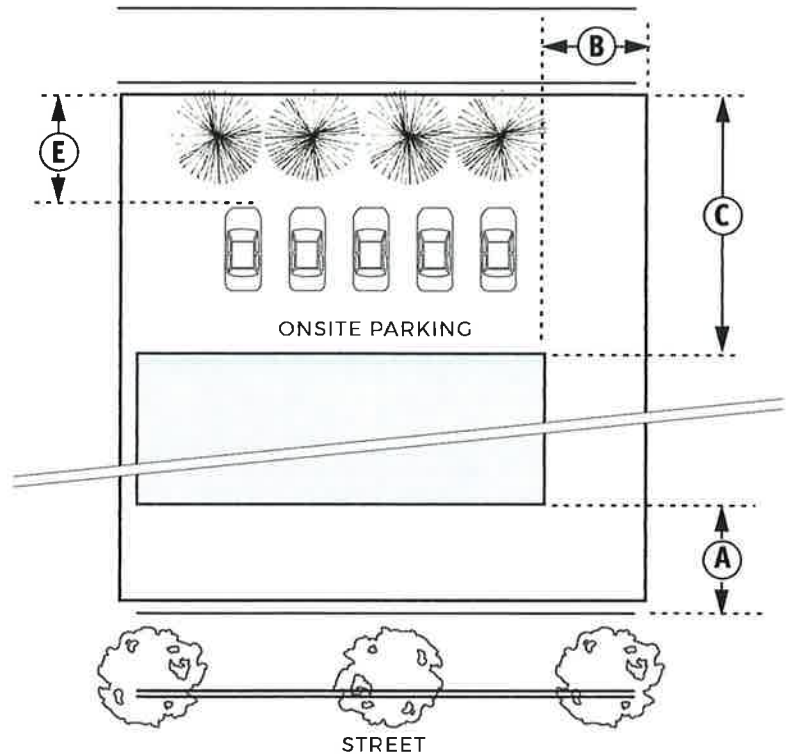


Special Building Type within a Special District 19.80.060

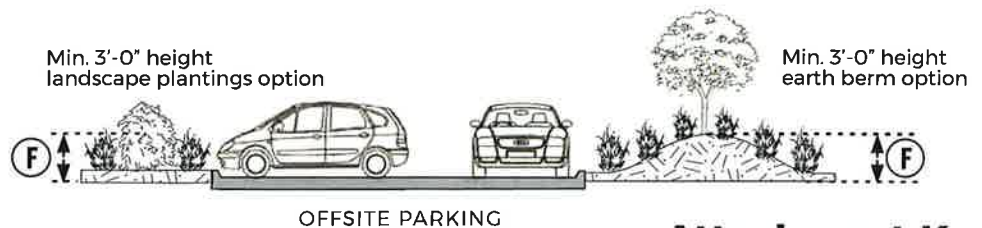
Community Based Outpatient Clinic (CBOC)

A. The proposed Veterans Administration Community Based Outpatient Center (CBOC) is a comprehensive outpatient healthcare facility. In addition to facilities for primary care, the CBOC provides eye care, audiology and speech pathology, dental care including oral surgery, physical and occupational therapy and prosthetics fitting and adjustment, podiatry and mental health services.

BUILDING PLACEMENT	
Front build-to-line: The front of building addresses the street via an entry plaza. The maximum building set back is 25 feet from back of walk to provide the physical security vehicular setback required for life safety around protected federal buildings	A
Side setbacks: Minimum of 25 feet	B
Rear setbacks: Minimum of 25 feet	C
BUILDING SIZE AND MASSING	
The building shall be one-story with a maximum height of 35 feet.	D
PARKING	
On-site parking is a minimum of 25 feet behind the back of sidewalk on TND streets, and minimum 5 feet behind landscaped screened bike paths.	E
Parking not located behind a building shall be behind a berm or landscaped area that provides a sufficient screen.	F



- An entry plaza shall address the street
- Loading docks shall be accessed from the back of building.
- Landscaping shall be provided within the planter area at the back of walk.
- On-site parking shall be from a surface lot.
- Pedestrian walkways that intersect the drive-through aisles shall have clear visibility and be emphasized by enhanced paving or markings.



**Mitigation Measures Applicable to
Site Design and Architectural Review Projects**
From the Meriam Park Environmental Impact Report
and Mitigation Monitoring Program

AESTHETICS

AES-1: In order to minimize impacts of new sources of light and glare:

1. All new lighting shall be designed to eliminate direct light spilling onto adjacent properties.
2. Lighting for new development within Meriam Park, including parking areas, shall be designed to include shields, ranging from 120-180 degrees and cut-offs that minimize light spillage onto unintended surfaces and minimize atmospheric light pollution, use minimal wattage.
3. Exterior surfaces should not be reflective glass or other reflective materials.
4. As part of the Architectural Review process, light and glare should be given specific consideration and measures incorporated into project design to minimize both.
5. Where possible, limit height of light standards to 12 feet.

AIR QUALITY

AIR-1a: All construction plans and documents for construction projects in the TND zone shall include the measures set forth below to reduce construction-related air quality impacts.

1. All active construction areas shall be watered at least twice daily. The frequency shall be based on the type of operation, soil conditions, and wind exposure.
2. Apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emission shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays).
3. Storage piles shall be controlled for dust emissions as needed by covering the storage pile, application of chemical soil stabilizers, or other technique acceptable to the City.
4. Vehicle speeds shall be limited to 15 mph on unpaved roads and areas.
5. Land clearing, grading, earth moving, or excavation activities shall be suspended when wind speeds exceed 20 mph.
6. Non-toxic binders (e.g. latex acrylic copolymer) shall be applied to exposed areas after cut and fill operation and the area hydroseeded when the area becomes inactive for 10 days or more.
7. Prior to any grading or construction taking place, the developer shall consult with the Butte County Air Quality Management District regarding the application of a paved (or dust palliative treated) apron onto the Meriam Park site.
8. Inspect adjacent streets at least once per day and sweep or wash paved streets adjacent to the site where visible silt or mud deposits have accumulated due to construction activities.

9. Building and Engineering Division staff shall review final improvement plans for all construction projects to ensure that the above notes are included on such plans. Building and Engineering Division staff shall inspect the property for compliance with the above air quality measures.

AIR-1b: One or more publicly-visible signs shall be posted at each construction site with the name and telephone number of the developer representative to contact regarding dust complaints. Complaints received about dust shall be responded to, and corrective action taken, immediately. The telephone number of the BCAQMD shall be included on the signs and visible to ensure compliance with BCAQMD Rules 201 and 207.

AIR-1c: Construction shall be phased so that only a portion of the Meriam Park site is graded at a time. Areas in which one large piece of earth-moving equipment is working shall not exceed 10 acres on a daily basis, and areas in which two or more large pieces of earth-moving equipment are working simultaneously shall not exceed 4 acres per day.

AIR-1d: Prior to final occupancy, all exposed ground surfaces shall be landscaped, seeded or chemically treated to minimize fugitive dust emissions (dust clouds caused by wind, traffic, or other disturbances to exposed ground surfaces).

AIR-2: The following measures would reduce diesel particulate matter and NOx emissions from construction equipment, and represent a level of reasonable control that would reduce these emissions to a less-than-significant level.

1. Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction.
3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.
4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).
5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials.

Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.

6. Properly tune and maintain equipment for low emissions.

BIOLOGICAL RESOURCES

BIO-8: Adequate measures shall be taken to avoid inadvertent take of loggerhead shrike, raptors, and nests of other birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps.

1. If construction is proposed during the nesting season (March - August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction.
2. If no active nests are identified during the survey period, or if construction is initiated during the non-breeding season (September - February), grading and construction may proceed.
3. If active raptors nests are found, an adequate setback shall be established around the nest location and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be determined in consideration with the CDFG and/or USFWS, and may vary depending on species and sensitivity to disturbance. The no-disturbance zone shall be fenced with temporary orange construction fencing.
4. A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction during the nesting season (March - August). The report shall either confirm absence of any active nests or shall confirm establishment of a designated no-disturbance zone for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones after any young birds have fledged.

CULTURAL RESOURCES

CUL-2a: In the event any cultural materials are discovered or unearthed during the course of grading or construction activities, all work shall cease within 100 feet of the discovered site and a qualified archeologist shall be retained by the project applicant to evaluate the significance of the site. If the archeologist determines that the materials represent a potentially-significant resource, the project proponent, archeologist, City Planning Director, and local tribal coordinator shall begin a consultation process to determine a plan of action either for: 1) total data recovery, as a mitigation; 2) tribal cultural resource monitoring; 3) displacement protocol; or 4) total avoidance of the resource, if possible.

CULT-2b: A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an

examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.

CUL-3: In the event that human remains are discovered during the course of grading or construction activities, all work shall cease within 100 feet of the find and the construction supervisor must immediately notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code, and the City Planning Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism. If the remains are of a Native American, the coroner must notify the California Native American Heritage Commission within 24 hours, which in turn will inform a most likely descendent pursuant to Section 5097.98 of the State Resources Code. The designated descendant would then negotiate with the land owner for final disposition of identified remains, which may include reburial within an appropriate location within the project area.

CUL-4: In the event that paleontological resources are encountered during construction activities, consultation with a professional paleontologist, geologist or archaeologist, as appropriate, shall be undertaken immediately, and the significance of the find evaluated. Appropriate specific mitigation measures would be recommended, based on the finding of significance of the discovery. The project proponent shall implement recommended mitigation measures.

HYDROLOGY AND DRAINAGE

HYDRO-3: The developer shall develop a stormwater master plan and a SWPPP for the Project site. No grading permits or other construction permits for the Project site shall be issued until the developer prepares a SWPPP and the SWPPP is reviewed and approved by the City of Chico and reviewed by the Caltrans District 3 office and the Central Valley Regional Water Quality Control Board (Redding office). The SWPPP shall describe the construction- phase and post-construction control measures to improve water quality of runoff. Selection and design of the water quality BMPs shall be reviewed and approved by City staff and operations and maintenance considerations shall be described in the SWMP or Operations and Maintenance Manual (OMM) prepared for the treatment facilities.

UTILITIES

UTIL-1b: At least 75 percent of the remaining project-related construction and demolition waste shall be diverted to an approved facility or by salvage. The City shall give the applicant a list of approved facilities or reuse options. A Waste Diversion Plan including the total weight or volume of demolition and construction waste and the plan for diverting the waste shall be provided to and approved by the City pursuant to commencement of construction.