



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 10/04/2017

DATE: August 19, 2017

File: AR 17-32

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (879-6807, shannon.costa@chicoca.gov)  
Community Development Department

RE: Grove Office Building, 1270 E. 9<sup>th</sup> Street; APN 004-331-036  
New shell building

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### RECOMMENDATION

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

### Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-32 (Grove Office Building), subject to the recommended conditions.

### BACKGROUND

The applicant proposes to construct a single-story 3,000 sq. ft. office structure on an 14,600-sq. ft. site at 1270 E. 9<sup>th</sup> Street (see Location Map **Attachment A** and Applicant's Project Description, **Attachment B**). The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, and located in the CC (Community Commercial) zoning district. Planning staff is currently processing a Boundary Line Modification application for the site that would result in the lot configuration depicted on the site plan.

Currently vacant, the site plan calls for a new parking area located 10-feet back from the front property line with the new office structure behind. Vehicle access would be provided by a centrally-located driveway leading to a 12-space parking area (see **Attachment C**, Architectural Site Plan). The site plan illustrates the orientation of the building, location of the trash enclosure, bicycle parking rack, and landscaping.

Landscaping is planned around the perimeter of the site. Two large water oak trees provide most of the parking lot shading that is estimated to reach fifty-percent at tree maturity (see **Attachment D**, Landscape Plan). Additional accent trees (crepe myrtles and dogwood trees) are proposed in smaller planting areas. Small trees, shrubs, and groundcover are proposed in the parking lot setback area and at various perimeter locations. Additionally, three raised planter beds are proposed at the building's front entry featuring native plants and grasses. Six light poles of unspecified height are proposed around the perimeter of the parking lot (see **Attachment E**, Lighting Standard). A condition of approval is recommended to limit the parking lot pole height to 18-feet above grade.

The buildings front façade would feature a mixture of colors and material types. The centralized entryway would feature a large red brick veneer pop-out ("Cultured Stone"),

flanked by copper metal siding (“Metal Sales”). All other remaining surfaces (sides and rear) would feature grey stucco (La Habra “Cavern”). The lean-to roof style would feature grey composite shingles (“Owens Corning”) with a row of small windows giving definition to the second story (see **Attachment F**, Elevations and **Attachment G**, Colors/Materials). A metal roll-up door is proposed on the front and rear elevations.

## **DISCUSSION**

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and reinforce a sense of place with context sensitive elements and a human scale (CD-3).

The scale and form of the new building would create an appropriate transition from the residential uses to the north, south and west and the offices and commercial uses to the east, as called for by DGs 1.2.13 and 3.2.11. Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the building entryway would aid wayfinding by creating a sense of focus, wall-mounted utilities would be hidden from view, and the trash storage area would be appropriately screened. Bicycle parking is located close to the building front entry, and the variety of building colors and materials on the front façade provides visual interest (DG 3.1.21 and 3.2.31).

The design is challenged by several DGs that encourage a pedestrian orientation by locating buildings closer to adjacent streets and parking in less visible locations (DGs 1.1.13, 1.1.14, 1.1.15 and 3.1.25). The absence of architectural elements on three sides of the building is inconsistent with DG 3.2.33, which encourages design continuity throughout all elevations. To better achieve consistency with design guidelines, a condition of approval is recommended to add architectural design elements to the northeast elevation.

The proposed plan meets all applicable setbacks, parking, and landscaping requirements, and will occupy a long-vacant site on E 9<sup>th</sup> Street. Staff supports the proposal.

## **RECOMMENDED ITEMS OF DISCUSSION**

Given that the required finding #3 compels the architectural design to be carried around to all four elevations, discuss the need for additional architectural design elements on the northeast elevation of the building, such as penetrations or additional landscape features. Modify condition of approval #4 as necessary.

### Environmental Review

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

### Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets

adopted City standards and design guidelines, based upon the following findings:

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

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The single-story construction is consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The project also includes low-water use landscaping that will soften the structure and provide improvements along this corridor consistent with SUS-4.2 and CD-2.3. 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 promotes orderly development in that it would occupy a long-vacant parcel in a manner compatible with adjacent residential and commercial uses. The building design and scale would be compatible with the existing neighborhood, consistent with DGs 1.2.11 and 1.2.13. Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the building entryway would create a sense of focus, wall-mounted utilities would be hidden from view, and the trash area would be appropriately screened. Bicycle parking facilities are located close to the buildings main entrance, consistent with DG 3.1.34.

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, material selection and color pallet of the proposed office structure are visually compatible with the surrounding residential and commercial office structures. Conditions of approval will ensure architectural design elements are included on all elevations of the structure and parking lot light standards are limited to 12 feet above grade. Exterior equipment will be properly screened by fences, landscaping or painted to match the structures.

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

The project configuration would not result in incompatibilities with existing adjacent residential and commercial uses. The building's placement toward to the rear of the site is consistent with the neighboring commercial development and nearby residential structures. The structures overall height will not unnecessarily block views or dominate its surroundings.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection*

*of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

The proposed landscaping will provide visual relief around the site perimeter and will provide adequate parking lot shading. The variety of plantings along the street will buffer the parking area, providing an attractive environment throughout the year.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-32 (Grove Office Building). No building permits related to this approval shall be finalized without authorization of planning staff.
2. All new exterior lighting shall be full cutoff and directed onsite such that no light shines offsite and luminaires are minimally visible from adjacent properties. Parking lot light fixtures shall not exceed a total height measured from grade of 18 feet.
3. The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.
4. The applicant shall provide architectural design elements to the northeast elevation.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by planning staff prior to issuance of a certificate of occupancy.

## **PUBLIC CONTACT**

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

## **ATTACHMENTS**

- A. Location Map
- B. Applicant's Project Description
- C. Architectural Site Plan
- D. Landscape Plan (3)
- E. Lighting Standard
- F. Elevations
- G. Colors and Materials

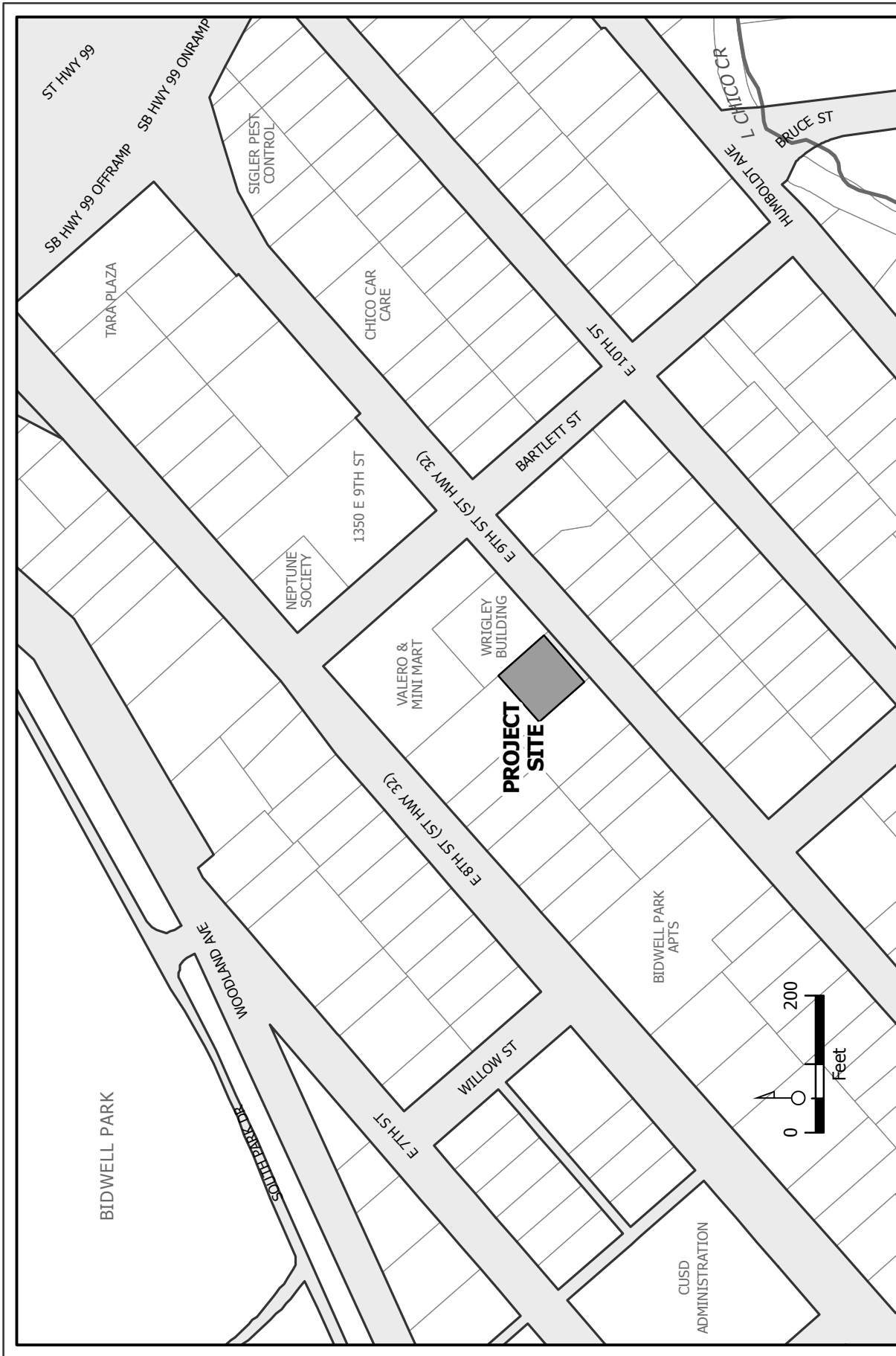
## **DISTRIBUTION**

Internal (3)  
Mike Sawley, Senior Planner  
Shannon Costa, Assistant Planner  
Files: AR 17-32

External (2)

Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926 (gregpeitz@sbcglobal.net)  
Krista Grove, 3151 Canyon Oaks Terrace, Chico, CA 95928  
(kgrove@bidwellinsurance.com)

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AR 17-32 (Grove Office Building)  
1270 E 9th Street  
APN 004-331-036-000

# GREGORY A. PEITZ ARCHITECT

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

**Re: Architectural Review  
Grove Office Building**

This project is a new professional office building in a mixed use neighborhood with an existing mixture of single and multi-family homes, offices, a car wash and gas station.

The design of the building is intended to blend with the scale and massing of the adjacent buildings and at the same time have some unique shapes and colors to give it a distinct identity. (DG 3.2.11) The building has a mixture of brick, board and batt, corrugated metal and stucco siding to give the building varied textures. These materials all are finished in different colors to draw added attention to the variations of mass and texture. (DG 2.2.32, 2.2.25) The brick sided rectangular element with the metal entrance cover and matching brick raised planters are designed to give identity and draw attention to the main entrance. (DG 2.2.23)

The small size and narrowness of the site make locating the parking in the front the only practical solution. To soften the visual impact of the cars, the parking lot has an ample amount of landscaping, especially surrounding the main driveway entrance. (DG 2.1.25) Through the landscaping is a meandering pedestrian sidewalk connecting the city sidewalk to the main entrance of the building. (DG 2.1.13)

The trash receptacles are located to the side of the property, well screened from view both by a 6' tall masonry enclosure and landscaping. The one mechanical unit is mounted on the ground behind the building, out of public view. (DG 2.1.36)

**PROJECT SPECIFICATIONS:**

1270 E. 9TH STREET  
 APN: 004-331-036  
 GENERAL PLAN: CMU  
 ZONE: CC

**SETBACKS:**

FRONT: 10'-0" (SITE IS IN SAME BLOCK AS R2 ZONE)  
 SIDES: 0'-0"  
 REAR: 0'-0"

**PARKING:**

PARKING REQ'D: OFFICE (1 SPACE PER 375 S.F. OF GROSS FLR. AREA)  
 3075/375 = 8.2 = 9 PARKING SPACES REQ'D.  
 PARKING PROVIDED: 12 SPACES  
 BICYCLE SPACES REQ'D: 10% OF VEHICLE SPACES REQ'D. = 1 SPACE  
 BICYCLE SPACES PROVIDED: 2 SPACES

**LANDSCAPE:**

MIN. SITE LANDSCAPE: 5% MIN.  
 LANDSCAPE PROVIDED: 46.5%

**LOT COVERAGE:**

MAXIMUM LOT COVERAGE: 95% MAX.  
 ACTUAL LOT COVERAGE: 27.3%



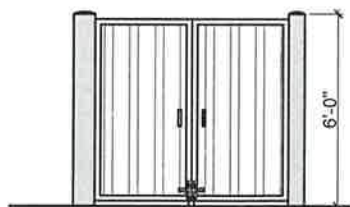
ELEVATION VIEW (FROM SIDE)  
 NOT TO SCALE

**TRASH ENCLOSURE LEGEND:**

CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.

RIBBED, EXPANDED METAL DOORS INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.

SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS)

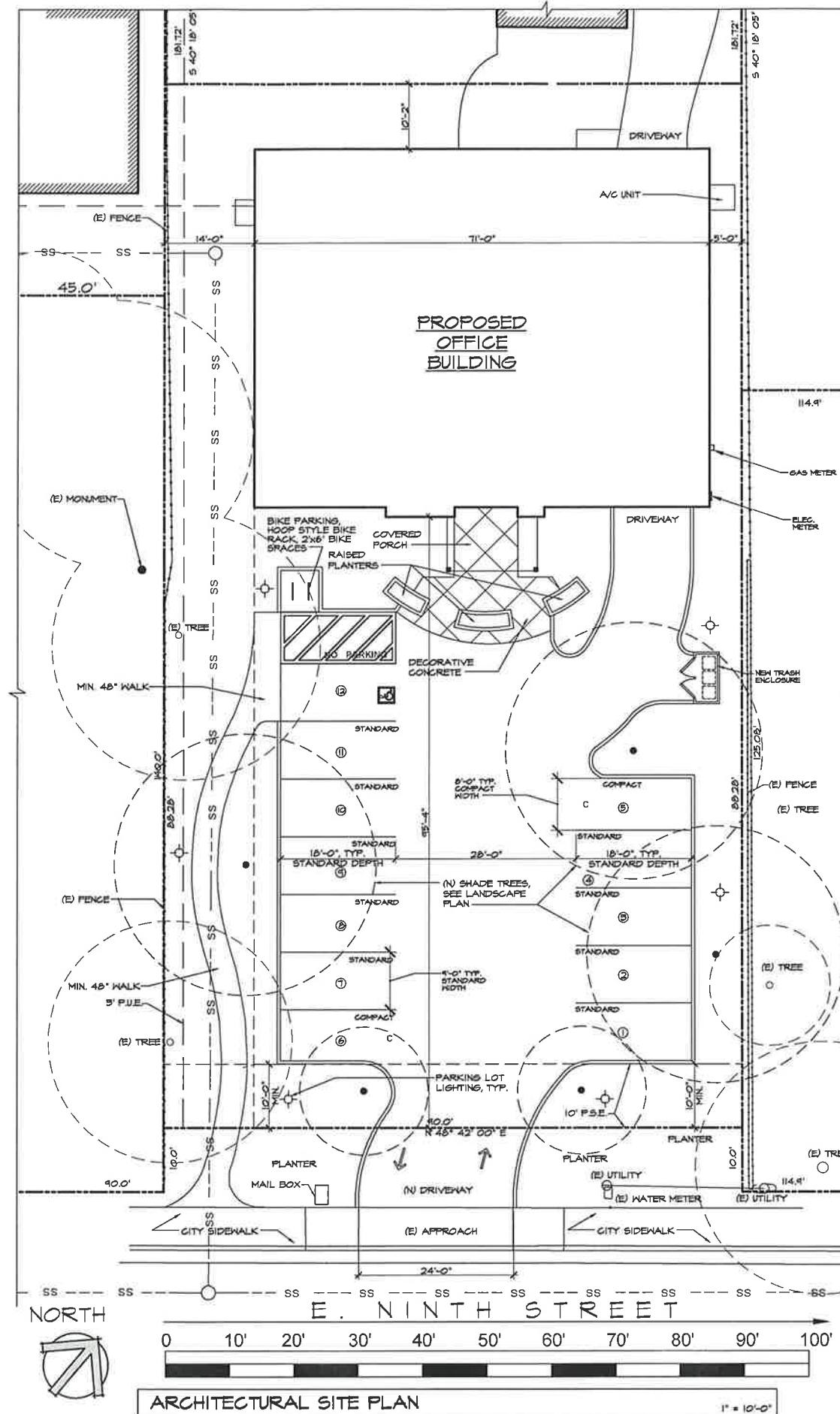


ELEVATION VIEW (FROM FRONT)  
 NOT TO SCALE

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Revision	Date	By

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

Office Building  
 For: Neal and Krista Grove  
 At: 1270 E. 9th. Street  
 Chico, California

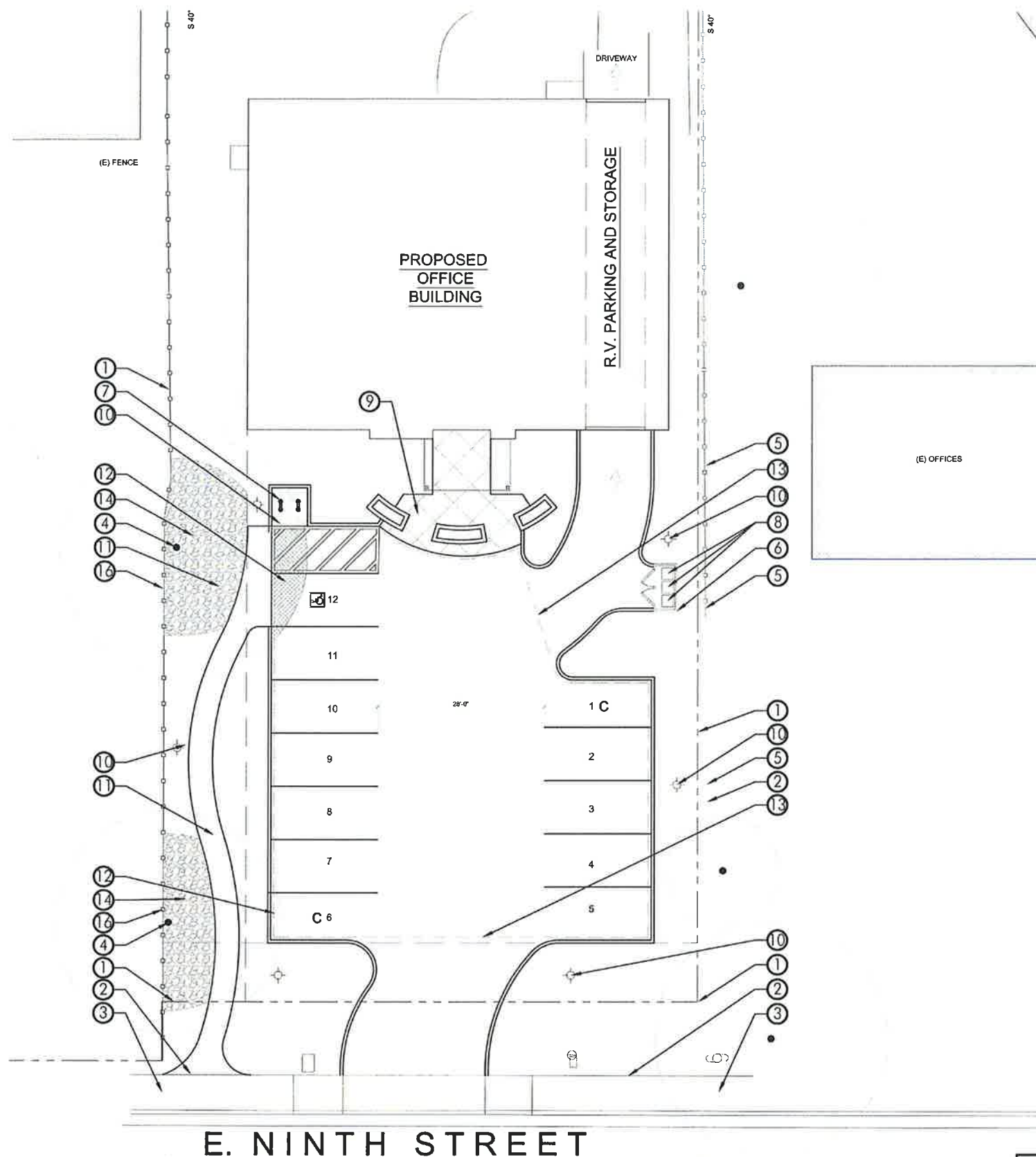


GROVE OFFICE BUILDING

Date: JUNE 2017  
 Scale:  
 Drawn: DAVID S.  
 Job: 17-2271

ARB-1





# PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	LIMIT OF WORK
③	EXISTING CITY SIDEWALK.
④	EXISTING VALLEY OAK TREE , TO REMAIN. RETAIN AND PROTECT.
⑤	EXISTING FENCE 6 FOOT HIGH CHAIN LINK WITH SLATS
⑥	TRASH ENCLOSURE (BY OTHERS)
⑦	BICYCLE RACK (4 BIKE CAPACITY). INVERTED 'U' STYLE RACK
⑧	TRASH AND RECYCLING RECEPTACLE
⑨	DECORATIVE CONCRETE
⑩	AREA LIGHT. 12' HIGH SHOEBOX LIGHT WITH GLARE SHROUD CUT OFF.
⑪	CONCRETE PATH
⑫	SHADE FROM EXISTING TREES
⑬	PARKING AND BACKUP AREA
⑭	3" - 6" COBBLE
⑮	36" HIGH RAISED PLANTERS. BRICK WITH CONCRETE CAPS.
⑯	6' HIGH WOOD FENCE WITH 2X6 CAP.

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SEE PAGES 2 AND 3 FOR ADDITIONAL INFORMATION

## GROVE OFFICE BUILDING (PAGE 1 OF 3) PRELIMINARY LANDSCAPE PLAN

Prepared for:

NEAL AND KRISTA GROVE  
 1270 E. 9TH STREET  
 CHICO, CALIFORNIA 95928



SOLAR INFLUENCE



BAR SCALE



SCALE: 1" = 10'-0"

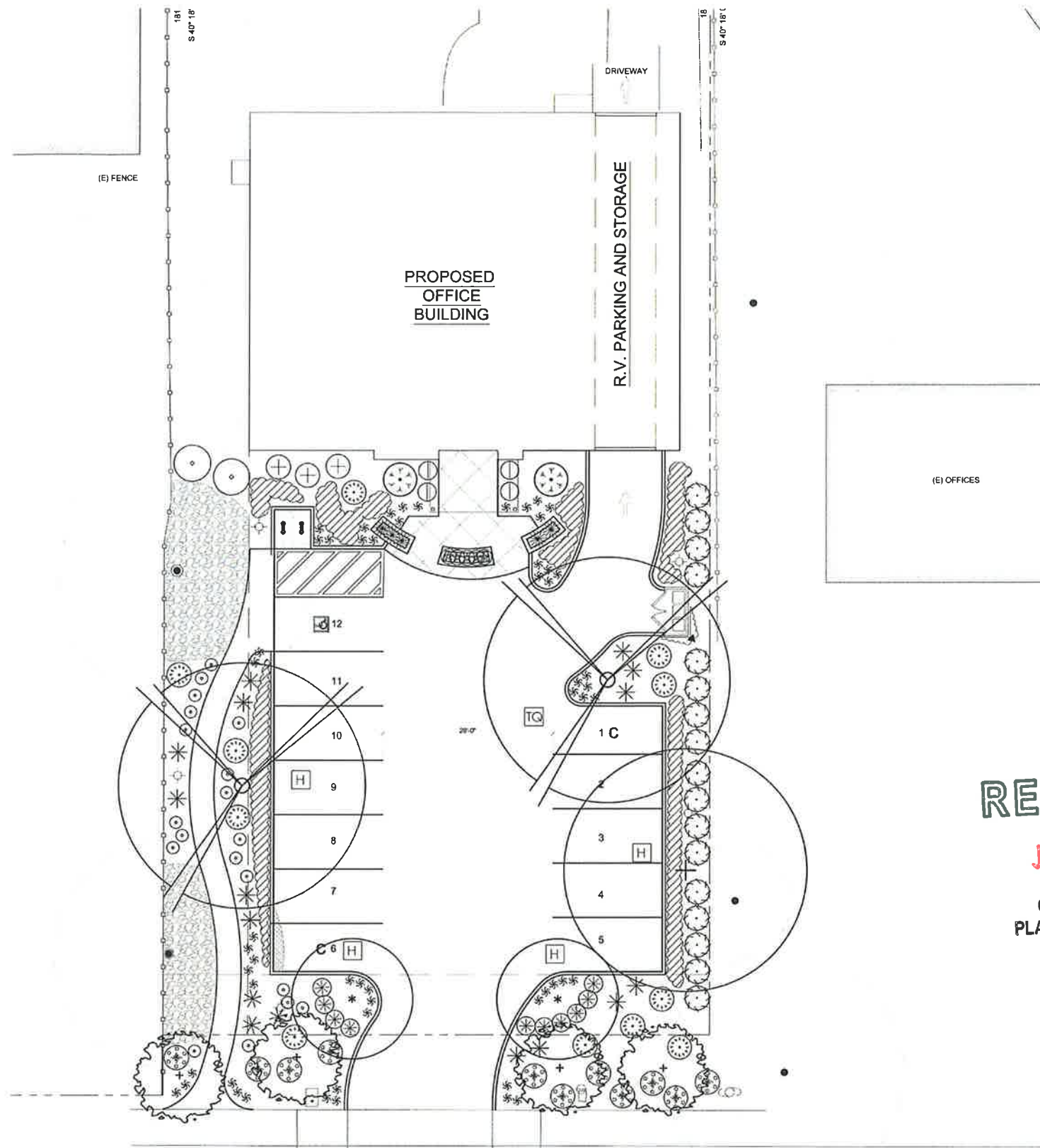
Prepared by:



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

**Attachment D**

DATE: 6-7-17  
 PROJECT NUMBER: 2002  
 DRAWN: TDB



### TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ULMUS PARVIFOLIA EVERGREEN ELM	35'	15 GAL
	QUERCUS NIGRA WATER OAK	30'	15 GAL
	LAGERSTROEMIA 'NATCHEZ' WHITE CRAPE MYRTLE	15'	15 GAL
	CORNUS 'EDDIE'S WHITE WONDER' WHITE FLOWERING DOGWOOD	20'	15 GAL
	PICEA PUNGENS 'GLOBOSA' COLORADO SPRUCE	3'	1 GAL

### SHRUB LIST (LOW OR MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	EUONYMUS ALATA 'COMPACTUS' BURNING BUSH	8"	1 GAL
	SPIRAEA BUMALDA SPIRAEA	4"	1 GAL
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	4"	1 GAL
	AQUILEGIA FORMOSA WESTERN COLUMBINE	2"	1 GAL
	PINUS MUGO 'DWARF' DWARF MUGHO PINE	4"	5 GAL
	DIETES 'BICOLOR' DIETES	3"	1 GAL
	ROSA NOATRUM CARPET ROSE	3"	1 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	3"	1 GAL
	TULBAGHIA VIOLACEA 'TRICOLOR' TRI-COLOR SOCIETY GARLIC	2"	1 GAL
	DAPHNE ODORA 'MARGINATA' WINTER DAPHNE	3"	1 GAL
	AZALEA SOUTHERN INDICA 'GEORGE TABOR' PINK AZALEA	4"	1 GAL
	Dwarf Variegated New Zealand Flax DWARF VARIEGATED NEW ZEALAND FLAX	2"	1 GAL
	FICUS PUMILA 'MINIMA' DWARF CREEPING FIG		1 GAL
	GROUND COVER ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACTA' WOODS COMPACT KINNIKINNICK		

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SEE PAGES 1 AND 3 FOR ADDITIONAL  
INFORMATION

E. NINTH STREET  
**GROVE OFFICE BUILDING** (PAGE 2 OF 3)  
 PRELIMINARY LANDSCAPE PLAN

Prepared for:

NEAL AND KRISTA GROVE  
 1270 E. 9TH STREET  
 CHICO, CALIFORNIA 95928



SOLAR INFLUENCE



BAR SCALE



SCALE: 1" = 10'-0"

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

Attachment D

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## PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	3,851 SF	
PARKING LOT LANDSCAPE	194 SF	5.0%

## SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			3,851 SF	
SHADE AREA PROVIDED				
WATER OAK				
F FULL	707 SF	0	--SF	--%
TO THREE QUARTER	530 SF	1	530 SF	14%
H HALF	354 SF	1	354 SF	9%
Q QUARTER	177 SF	0	--SF	--%
			TOTAL 884 SF	23%
ELM				
F FULL	1256 SF	0	--SF	--%
TO THREE QUARTER	942 SF	0	--SF	--%
H HALF	628 SF	1	628 SF	16%
Q QUARTER	314 SF	0	--SF	--%
			TOTAL 628 SF	16%
DOGWOOD				
F FULL	314 SF	0	--SF	--%
TO THREE QUARTER	235 SF	0	--SF	--%
H HALF	157 SF	2	314 SF	8%
Q QUARTER	78 SF	0	--SF	--%
			TOTAL 314 SF	8%
EXISTING TREES				
EXISTING OAK	NA	105	105 SF	3%
			TOTAL 105 SF	3%
TOTAL SHADE AREA PROVIDED			1,931 SF	50%

## LANDSCAPE IRRIGATION

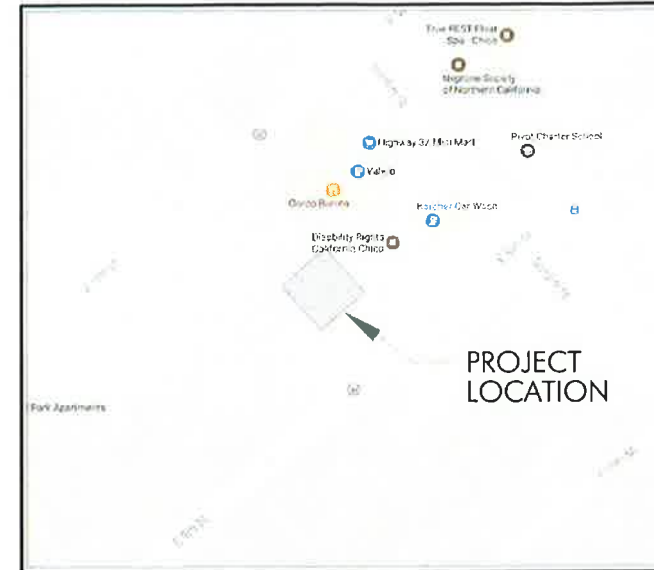
TOTAL LANDSCAPED AREA IS 3,521 SF AND IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM.

USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 69,493 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 87,561 GALLONS PER YEAR.

## BICYCLE PARKING



## VICINITY MAP



## SOILS STATEMENT

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

## MULCH

A UNIFORM 2" MINIMUM LAYER OF WALK ON BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS EXCEPT WHERE OTHERWISE NOTED.

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## ENTRY CONCEPT



SEE PAGES 1 AND 2 FOR ADDITIONAL INFORMATION

# GROVE OFFICE BUILDING (PAGE 3 OF 3)

## PRELIMINARY LANDSCAPE PLAN

Prepared for:

NEAL AND KRISTA GROVE

1270 E. 9TH STREET  
CHICO, CALIFORNIA 95928

DATE: 6-7-17  
PROJECT NUMBER: 2002  
DRAWN: TDB

Prepared by:

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

**Attachment D**

# LIGHT FIXTURES

## ECOLUME QUICK SHIP

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

When specifying, please pay particular attention to the size of luminaire, wattage and optical system desired. Refer to [www.sitelighting.com](http://www.sitelighting.com) for the most current information.



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### QUICK SHIP AREA LIGHTING LUMINAIRES

CITY OF CHICO  
PLANNING SERVICES

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

#### EC14 – Ecolume, 14" square

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

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

#### EC18 – Ecolume, 18" square

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

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

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

#### OPTIONS

Add suffix to the end of the order number – **ES**

Example: **EC A 14 1 3V 150HPS 120 BRP ES**

#### Options:

- AP Adjustable Knuckle - Pole Mount
- AT Adjustable Knuckle - Tenon Mount
- PTF2 Pole Top Filter 2 3/8" diameter (use for use with a 14" - 18" Luminaire (2 3/8" X 4"))

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

16



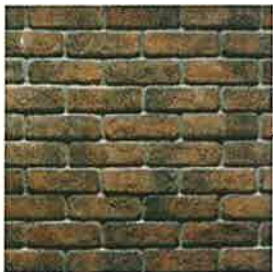
# GROVE OFFICE BUILDING



— STUCCO -  
'LA HABRA' - CAVERN 17



— METAL SIDING - 'METAL SALES'  
WEATHERED COPPER - W50



— STUCCO STONE  
'CULTURED STONE'  
ANTIQUE RED USED BRICK



— ROOFING -  
COMPOSITION SHINGLES -  
'OWENS CORNING'  
ESTATES GRAY