



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 07/07/2021

DATE: June 28, 2021

File: PDP 20-03

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Planner. 530-879-6535, kelly.murphy@chicoca.gov

RE: Planned Development Permit 20-03 (Chico Eye Center); Northwest corner of Esplanade and DeGarmo Drive, APN 006-820-013.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission 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 recommend that the Planning Commission approve Planned Development Permit 20-03 (Chico Eye Center), subject to the recommended conditions.

BACKGROUND

The proposed project is comprised of a new single-story commercial building and associated parking and landscaping improvements on a vacant 2.38 acre site located on the northwest corner of Esplanade and DeGarmo Drive (see **Attachment A**, Location Map, and **Attachment B**, Site Plan). The site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, zoned CN-AOD-PD (Neighborhood Commercial with Airport Overflight and Planned Development overlays) and located within the Northwest Chico Specific Plan (NWCSP) area. The proposed building would accommodate medical offices and retail space for the Chico Eye Center (see **Attachment C**, Project Description and **Attachment D**, Floor Plan), which are principally permitted land uses in the CN zoning district per Chico Municipal Code (CMC) Section 19.44.020.

Pursuant to CMC Section 19.52.050.D, "The first development of a vacant site in the PD overlay zone or any new construction on a developed site in the PD overlay zone shall require planned development permit approval for any allowed use." In accordance with the Code, a Planned Development Permit (PDP 20-03) has been submitted for the proposed project.

ANALYSIS

The proposal consists of a new commercial building having a footprint of approximately 16,000 square feet for the Chico Eye Center. Other site features would include a covered pick-up/drop-off area, commercial trash enclosure, parking and landscaping. The project site is located on a triple-frontage lot bounded by Esplanade, DeGarmo Drive and Bodero Lane. The proposed building would be situated at the center of the site oriented towards Esplanade, with parking to the sides and rear of the building.

Consistent with the development standards for CN-zoned properties and lots with a PD overlay as set forth in CMC Section 19.44.030 and CMC 19.28.040, the project would be located on a corner lot greater than 7,000 square feet with at least 25 percent of the gross site area devoted to landscaped and useable open space areas. The project would also be consistent with applicable building coverage, height, and setback requirements.

Pursuant to CMC Section 19.70.040, medical offices and retail uses require one vehicle parking space for every 250-square-foot of gross floor area. A total of 65 vehicle parking spaces are required onsite; the project proposes 116 off-street vehicle parking spaces. While the amount of proposed on-site parking exceeds the city standards, the applicant has indicated that the additional number of spaces requested is based on the needs of the established professional practice as observed in their current location. Additionally, the lack of overflow parking in the area surrounding the site further creates a demand for the tenant to provide adequate on-site parking to serve both employees and customers. The parallel parking spaces shown on the site plan along Bodero Lane is part of an agreement with the multifamily housing development across the street to provide residents with additional parking, a need that is evident based on the number of vehicles currently parking on the vacant project site.

Bicycle parking is provided near the front entrance and at the rear of the building adjacent to the outdoor employee break area. As proposed, the project would meet all parking requirements set forth in CMC Chapter 19.70 (Parking and Loading Standards).

Architectural Design

The project's architecture is reflective of a familiar design aesthetic used for medical offices, with stucco siding and a neutral color scheme, well-defined entry, and a minimized number of windows (particularly along the south elevation of the building). Stone-clad columns identify the main entrance to the building, which has been oriented to face the Esplanade. The porte-cochere serves as a prominent architectural feature ensuring the visual prominence of the building and enhancement of the streetscape, as well as providing a functional covered drop off area for patients and customers. Stucco screed lines are used to break up larger masses of stucco, adding some texture and visual interest to walls. The trellis details along the front façade of the building are cohesive with the neighboring commercial building to the north and creates visual interest on a pedestrian level by adding depth, texture, and shadows along the front walls of the building.

The design incorporates various roof lines and materials, using both composite shingle and standing seam metal roofing. The vertical lines in the metal standing seam roofing components echo the materials used in the adjacent DeGarmo Park community park, further enhancing the neighborhood identity. The tallest peak of the central tower element of the building would have a height of 34 feet, 9 inches (see **Attachment E**, Building Elevations and **Attachment F**, Colors and Materials). A covered trash enclosure structure would be located in the parking area at the rear of the building and utilize the same materials and complementary design. Exterior lighting would include wall-mounted fixtures on the proposed building and 25-foot-tall pole lights within the vehicle parking area (see **Attachment G**, Lighting Details). In compliance with CMC 19.60.050, exterior lighting shall be recessed and directed downward to avoid light and glare spillage onto adjacent properties.

New landscaping is proposed throughout the site. Landscaping features are proposed around

the new building, including a 42-inch tall landscaping wall which would surround the designated employee break area. Wide landscape buffers are provided between the parking areas and the adjacent streets, with particular attention paid to the landscaping along the Esplanade frontage. Plant species are of low to moderate water demands. A total of 74 trees are proposed throughout the site; the 41 trees intended to shade the parking lot would consist of Chinese pistache and sawleaf Zelkova species, while a variety of oak, maple, ginkgo, crape myrtle and magnolia trees would be planted to further ornament the site (see **Attachment H**, Landscaping Plan). Per the requirements for the CN zoning district, a minimum of 10-percent of the site shall be landscaped. The project proposes to landscape approximately 36-percent of the site. Parking lot shading is estimated to reach 50-percent, satisfying requirements.

DISCUSSION

Prior Review and Entitlements

The subject property was originally approved for development as the commercial component of the mixed-use DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11). Phase 1 developed multi-family residential uses along Boder Lane; however, Phase 2 which proposed future development of five commercial buildings offering a mix of restaurant, office and service uses, never commenced. A modification to the approved site plan for PDP 07-11 to reorient the placement of the proposed commercial buildings was approved by the Planning Commission on September 17, 2015 with the support of the Architectural Review and Historic Preservation Board. Despite all efforts, there remained a continued lack of interest in the multi-tenant site from commercial businesses.

Pursuant to CMC 19.28.070, construction shall commence within three years of PDP approval or the permit shall be deemed void. If a project is built in pre-approved phases, each subsequent phase shall begin construction within one year of the previous phase's date of construction commencement, or the permit shall be deemed void. No extensions of PDP 07-11 were requested since modifying Phase 2 in 2015, resulting in expiration of the previous permit approval. As such, it was determined that a new PDP shall be processed for this site.

Consistency with the NWCSP

The project parcel is identified for mixed-use commercial development in the Northwest Chico Specific Plan (NWCSP). The NWCSP area includes the area north of Eaton Road on both sides of the Esplanade and HWY 99 and bounded by the Creekside Greenway. Within the specific plan area, mixed-use commercial development has been achieved at the intersection of Eaton Road and Esplanade including a coffee shop, Papa Murphy's and Sol Mexican Restaurant, and a shopping center proposed at Leora Court/Nord Highway and the Esplanade, though no approvals or entitlements have been secured to date.

The Chico Eye Center proposes a single commercial building to be used predominately as medical offices, with a separate retail component allowing customers to purchase associated products and eyewear onsite. In combination with the adjacent multi-family residential buildings along Boder Lane and the smaller commercial building at the corner of Esplanade and Boder Lane, development of the proposed project would help to achieve the overall mixed-use goal for the Degarmo Terrace Subdivision as envisioned by the NWCSP.

The NWCSP also provides design guidance for mixed use development projects, including the

following items applicable to this project:

1. Definition of the Street. Buildings *should* be placed at the edge of sidewalk.
2. Building entries *should* open directly to the sidewalk and front facades should contain a high percentage of fenestration.
3. Pedestrian Scale. Buildings **shall** include features such as detailed windows with reveals, articulated rooflines, trim designs, balconies and well-defined entryways that create visual interest at the pedestrian level.
4. Location of Parking. Parking areas **shall not** be placed between the building and the street.

The project contains design elements such as the porte-cochere that require the building to be setback further from the street. Sidewalks encircle the building, connecting the front entrance and parking area along Bodero Lane directly to the adjacent public streets. The building would be single-story, with varied roof lines and architectural features that define the main entrance and create visual interest at the pedestrian level.

The project site is unique in that it has frontage on three streets, making it virtually impossible not to locate parking between the building and any street. In an effort to address Guideline #4, the compact parking spaces originally proposed between the building and the main street frontage (Esplanade) have been eliminated. To further emphasize the building, landscaping along the frontage of the building would be limited to low profile shrubbery, resulting in approximately 130 feet of frontage free of visual obstructions to the building. Overall, staff finds the proposal to be moderately consistent with the design guidance of the NWCSF.

Consistency with the General Plan and Zoning Code

The General Plan land use designation for the proposed project site is Neighborhood Commercial. This designation accommodates a mix of business, office, and residential uses that support the needs of residents living in the surrounding neighborhoods. The CN zoning district is applied to areas appropriate for retail sales, businesses, institutions, and services serving the daily needs of nearby residents.

The proposal is consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-4, as well as Community Design (CD) Goals CD-2 and CD-5. The proposed project would provide customers and nearby residents increased access to medical (ophthalmology) services and a retail space where associated eyewear products may be purchased. A majority of local ophthalmologist offices are located south of East Avenue, with several retail stores selling eyewear (Great Pair Eyewear, LensCrafters, Walmart Vision and Glasses, and Chico Vision Care) located south of town between Skyway and East 20th Street. The proposed business would provide a better distribution of these uses and contribute valuable services to residents in North Chico (Goal LU-2, Policy LU-2.3; Goal LU-3, Policy LU-3.1).

The project would be compatible with its surrounding land uses and enhance walkability of the existing neighborhood with improvements to sidewalks and circulation (Goal LU-3, Policy LU-3.1 and 3.2; Goal LU-4, Policy LU-4.2 and 4.4; Policy CD-5.1). With a gas station and convenience store proposed at the southwest corner of Eaton and Esplanade, and multi-family residential apartments proposed at the southwest corner of Greenfield Drive and Esplanade,

the project would activate one of the few remaining undeveloped corner parcels along the northern section of the Esplanade corridor. New landscaping and site design would improve aesthetics along the north Esplanade corridor, consistent with CD Policy-2.3.

Actions LU-2.3.3 and 2.3.4 require mixed use on sites greater than 2 acres in size in the CN zoning district. The project proposes to construct a single commercial building containing medical offices and retail space, technically meeting this requirement. While previous entitlements approved for this location proposed multiple commercial buildings having distinct uses, a lack of market interest has precluded development of the site. In the context of the greater neighborhood, the proposed project represents the commercial component of the DeGarmo Terrace Subdivision.

Consistency with the Design Guidelines Manual

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design does well to identify the main entrance of the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to add visual interest to walls (DG 2.2.31). Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and lessening views of parking areas with large landscaping buffers, as called-for by DGs 2.1.25 and 2.1.36. The project proposes a bermed landscape buffer between the sidewalk and parking area along DeGarmo Drive to soften the visual impact of the parking from the street, but not entirely obscure the visibility of the area which will help maintain a sense of security for both employees and customers parking there (DG 3.1.12). This project strengthens the neighborhood identity by incorporating similar colors and materials that reflect the surrounding neighborhoods (DG 2.1.11). The entry of the building is clearly delineated by the attached porte cochere element as well as the taller entry element and pedestrian paths that lead to the entrance (DG 3.2.23, 3.2.22). Mechanical equipment is located out of sight utilizing both roof mounted equipment and a ground level electrical room integrated into the building envelope to house meters and other ground level equipment (DG 2.2.28, 3.2.28).

Overall, staff has not identified any major issues with the proposal and, subject to the conditions, recommends approval of the project.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. The project has also previously been determined to be consistent with the Northwest Chico Specific Plan EIR which was certified at the time the specific plan was adopted. No new environmental impacts have been identified that were not contained or analyzed in the EIR.

Architectural Review

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

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

The project site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram and zoned CN-AOD-PD. The proposed new building would accommodate medical offices and retail space for the Chico Eye Center, which are principally permitted land uses in the CN zoning district per Chico Municipal Code (CMC) Section 19.44.020. As detailed above, the proposal is consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-4, as well as Community Design (CD) Goals CD-2 and CD-5. The project parcel is identified for mixed-use commercial development in the Northwest Chico Specific Plan (NWCSP). The Chico Eye Center proposes a single commercial building to be used predominately as medical offices, with a separate retail component allowing customers to purchase associated products and eyewear onsite. In combination with the adjacent multi-family residential buildings along Bodero Lane and the smaller commercial building at the corner of Esplanade and Bodero Lane, development of the proposed project would help to achieve the overall mixed-use goal for the Degarmo Terrace Subdivision as envisioned by the NWCSP. Overall, staff finds the proposal to be moderately consistent with the design guidance of the NWCSP.

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 proposes appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design does well to identify the main entrance of the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to add visual interest to walls (DG 2.2.31). The character, scale and quality of design would be consistent with the City's Design Guidelines for commercial projects and would be compatible with surrounding land uses and architecture.

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 architectural design of the proposed building would adequately screen roof-mounted HVAC units and reduce vehicle parking views from the street with large landscaping buffers, as called-for by DGs 2.1.25 and 2.1.36. Exterior lighting, landscaping and signage would comply with all development standards to ensure compatibility with adjacent land uses. Stone-clad columns identify the main entrance to the building, which has been oriented to face the Esplanade. The porte-cochere serves as a prominent architectural feature ensuring the visual prominence of the building and

enhancement of the streetscape, as well as providing a functional covered drop off area for patients and customers. Stucco screed lines are used to break up larger masses of stucco, adding texture and visual interest to walls. The trellis details along the front façade of the building are cohesive with the neighboring commercial building to the north, and also creates visual interest on a pedestrian level by creating depth, texture, and shadows along the front walls of the building. The design incorporates various roof lines and materials, using both composite shingle and standing seam metal roofing. The vertical lines in the metal standing seam roofing components echo the materials used in the adjacent DeGarmo Park community park, further enhancing the neighborhood identity.

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 building would have a peak height of 34 feet, 9 inches, below the height limit of the CN zoning district (35 feet) and would be compatible with the scale and design of surrounding development. The project would serve as the commercial component planned for the DeGarmo Terrace Subdivision which developed two-story multi-family housing just west of Bodero Lane. There are no aesthetic views at this location to be obscured and the proposed project would not 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.*

New landscaping is proposed throughout the site. Landscaping features are proposed around the new building, including a 42-inch tall landscaping wall which would surround the designated employee break area. Wide landscape and berm buffers are provided between the parking areas and the adjacent streets, with particular attention paid to the landscaping along the Esplanade frontage. Plant species are of low to moderate water demands. Parking lot shading is estimated to reach 50-percent, satisfying requirements.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Planned Development Permit 20-03 (Chico Eye Center). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with

- the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
 5. Applicant shall provide detailed landscaping plans compliant with AB 1881 water efficiency requirements to be reviewed and approved by planning staff prior to building permit issuance.
 6. Applicant shall construct a landscaping berm as depicted on the landscaping plan along the DeGarmo Drive frontage to further shield views of the parking area.
 7. All signage proposed for the project shall be reviewed administratively and approved under a separate permit.
 8. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
 9. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.
 10. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 530-879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding

requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

PUBLIC CONTACT

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

DISTRIBUTION

Internal (3)

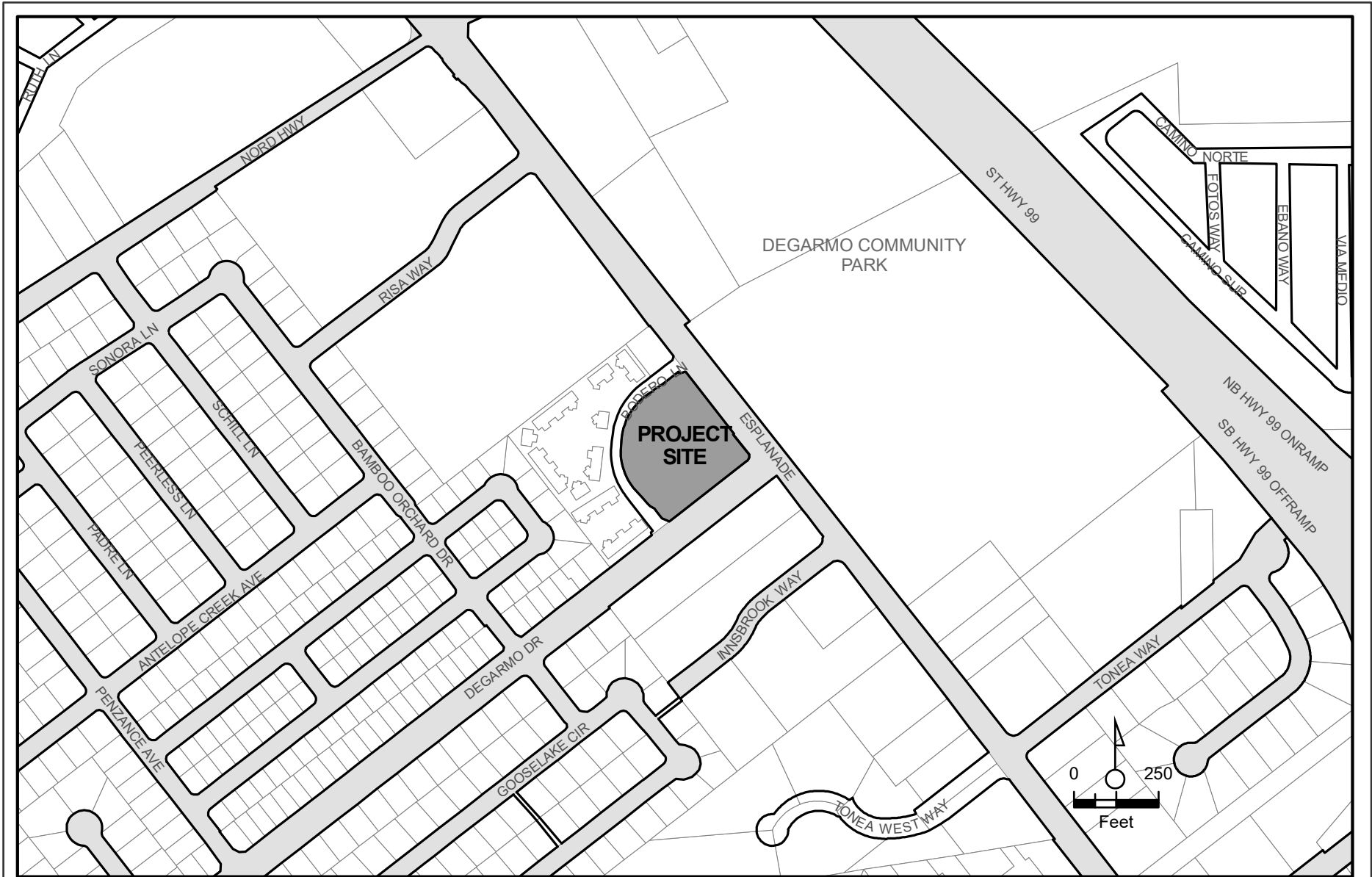
Bruce Ambo, Principal Planner
Mike Sawley, Principal Planner
Kelly Murphy, Project Planner
File: PDP 20-03

External (3)

Greg Peitz, 383 Rio Lindo Avenue, Chico, CA 95926, Email: gregpeitz@sbcglobal.net
Jim Stevens, 111 Mission Ranch Blvd, Ste. 100, Chico, CA 95926
Email: jstevens@northstareng.com
AGHL LLC, 605 West East Avenue, Chico, CA 95926

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Project Description
- D. Floor Plan
- E. Building Elevations
- F. Colors and Materials
- G. Lighting Details
- H. Landscaping Plan



PDP 20-03 (Chico Eye Center)
Esplanade
APN 006-820-013-000



PROJECT SPECIFICATIONS:

BODERO LANE
 APN: 006-820-013
 GENERAL PLAN: NC
 ZONE: CN
 ZONING OVERLAY: -AOD, -PD

SETBACKS:

FRONT: 0'-0" SETBACK
 SIDES: 0'-0" SETBACK & 0'-0" SETBACK ON STREET SIDE
 REAR: 0'-0" SETBACK

PARKING:

PARKING REQ'D: 1/250 SQ. FT. OF GROSS FLR. = 64 SPACES REQUIRED
 PARKING PROVIDED: 116 SPACES PROVIDED

BICYCLE SPACES REQUIRED: +10% OF PARKING SPACES FOR BIKES = 6 SPACES REQUIRED
 BICYCLE SPACES PROVIDED: 8 SPACES PROVIDED

LOT COVERAGE:

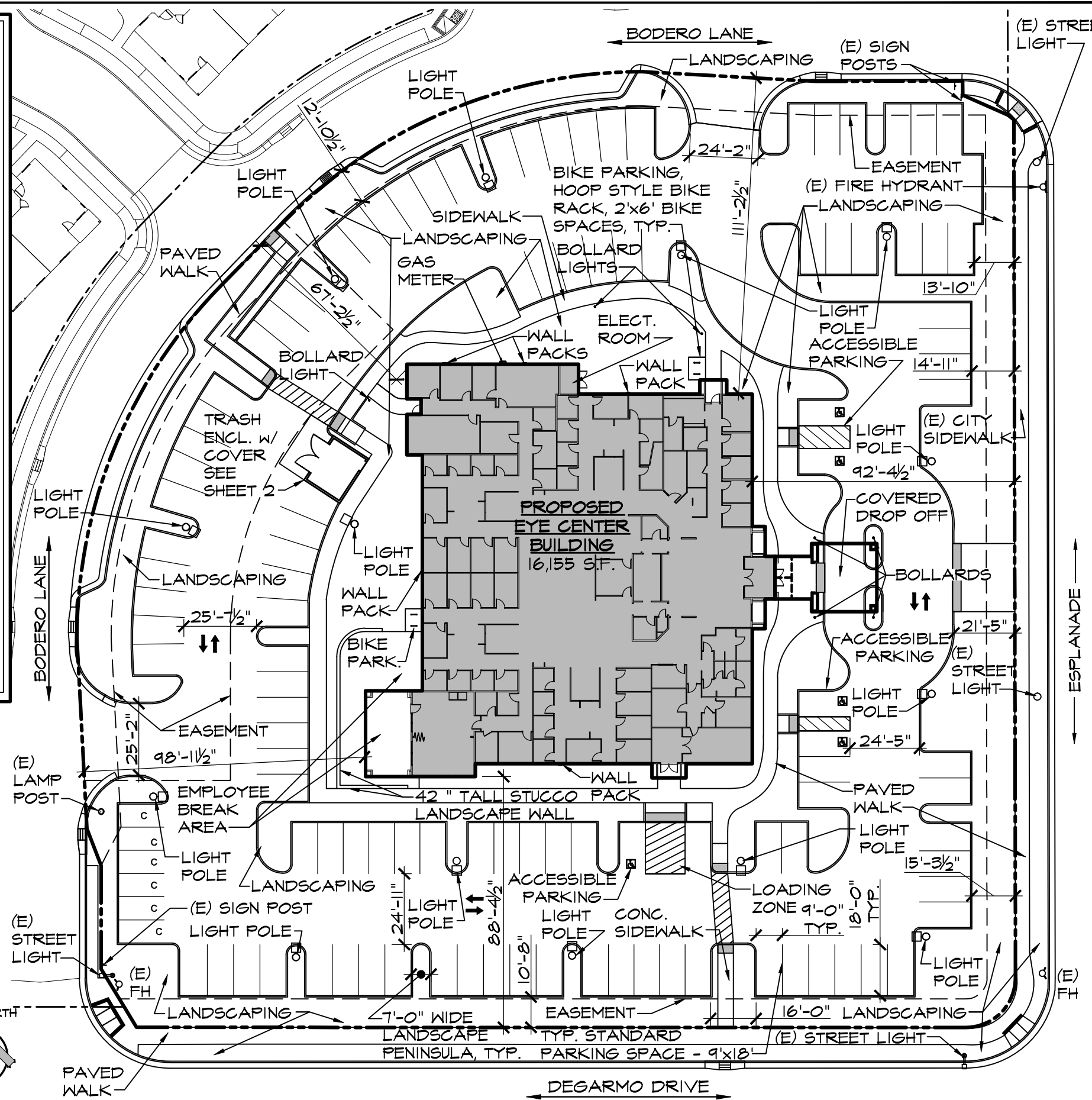
LOT AREA: 100,486 SQ. FT.
 BUILDING AREA: 16,643 SQ. FT.
 LOT COVERAGE: 16.6 %
 MAX. LOT COVERAGE: 90 %

LANDSCAPE OPEN SPACE:

LOT AREA: 100,486 SQ. FT.
 LANDSCAPE OPEN SPACE AREA: 36,133 SQ. FT.
 PROPOSED LANDSCAPE AREA: 35.9 %
 MIN. LANDSCAPE AREA: 10 %

NOTES:

1. SEE ARB2 FOR TRASH ENCLOSURE
2. ELECTRICAL METERS TO BE LOCATED IN ELECTRICAL ROOM @ NORTH SIDE OF BUILDING
3. MECH. EQUIP ROOM TO BE LOCATED ON FLAT PORTION OF ROOF



SITE PLAN

1" = 40'-0"

Revision: _____ Date: _____ By: _____
GREGORY A. PEITZ
ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

PROPOSED OFFICE BUILDING
 FOR: CHICO EYE CENTER
 AT: BODERO LANE
 CHICO, CA - APN: 006-820-013



CHICO EYE CENTER

Date: **OCT. 2020**
 Drawn: **LH & ATS**
 Job: **20-2134**

Sheet **ARB1**
 Of _____ Sheets

GREGORY A. PEITZ

ARCHITECT

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

Chico Eye Center – Project Description

This project consists of a 16,154-sf single-story building to be constructed on a vacant 2.38 acre site on the northwest corner of the Esplanade and DeGarmo Drive. The property is the commercial component of the mixed-use DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 11-07). In response to a lack of interest from potential tenants in the original site design which featured four buildings fronting the two public streets, the property owners submitted a revised design with buildings clustered in the center of the parcel with parking adjacent to the public streets. This modification was approved by the City of Chico Planning Commission on September 17, 2015 with the support of the Architectural Review and Historic Preservation Board. After several more years of continued lack of interest by small business tenants, Chico Eye Center proposed to move their existing practice to this location. Chico Eye Center is a local ophthalmologist/optician office which includes a separate retail element within the building providing customers an opportunity to purchase associated products on site. The overall mixed-use goal for the larger DeGarmo Terrace development is achieved with the adjacent multifamily residential buildings along Boder Lane, and the smaller commercial building to the immediate north of the proposed project.

The project “addresses the street”, in this case the Esplanade, by orienting its front entrance to the Esplanade, and by incorporating design elements and materials along the street frontage into the site design and architecture of the building. To ensure visual prominence of the building and to strengthen the streetscape, parking along the front face of the building has been minimized and the front entrance is distinguished by prominent architectural details. With these approaches, the building will be highly visible to drivers proceeding along the Esplanade.

Both vehicular entrances to the project site are located on Boder Lane, which currently is almost exclusively used to access the existing multifamily residences located on the opposite side of Boder Lane. Along DeGarmo Drive, a bermed landscape buffer between the sidewalk and parking area will serve to soften the visual impact of the parking from the street, but not entirely obscure the visibility of the area which will help maintain a sense of security for both employees and customers parking there. (DG 3.1.12) While the amount of proposed on-site parking exceeds the city standards, the number of spaces proposed is based on the actual needs of the established professional practice in their current location. The lack of overflow parking in

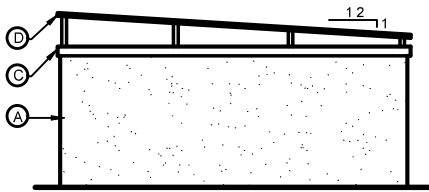
the area surrounding the site further creates a demand for the tenant to provide adequate on-site parking to serve both employees and customers. The additional parallel parking included on Bodero Lane is part of an agreement with the multifamily housing development across the street to provide them with additional parking, a need that is evident based on the number of vehicles currently parking on the vacant project site.

This project strengthens the neighborhood identity by incorporating similar colors and materials that reflect the surrounding neighborhoods. (DG 2.1.11) The trellis details along the front façade of the building echo the neighboring commercial building to the north, and also creates visual interest on a pedestrian level by creating depth, texture, and shadows along the front walls of the building. (DG 2.2.22) The prominent and varied roof massing and materials also create depth and shadow. The entry of the building is clearly delineated by the attached porte cochere element as well as the taller entry element and abundant pedestrian paths that lead to the entrance. (DG 3.2.23, 3.2.22)

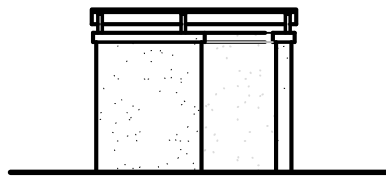
There is continuity of the design concept on all sides of the building, including variations in the roof height, massing, and material, as well as the use of stone and stucco on the walls and columns. (DG 3.2.33, 3.2.31) Stucco screed lines are used to break up larger masses of stucco, adding texture and visual interest as well. The roof is fully integrated into the design of the building and does not appear “stuck on”. (DG 2.2.26) The vertical lines in the metal standing seam roofing components echo the materials used in the adjacent DeGarmo Park community park further enhancing the neighborhood identity and connecting the project to the larger environment. (DG 2.1.11)

The site design includes a covered outdoor employee lounge area that can be used for work breaks, lunches, events, or meetings. (DG 2.1.35, 3.1.31) Ample trees and landscaped area provide shade and soften the visual impact of the surrounding parking areas. (DG 2.1.28)

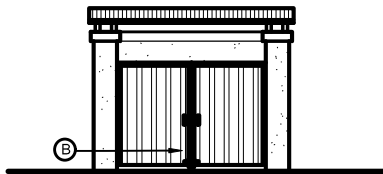
Mechanical equipment is located out of sight utilizing both roof mounted equipment and also a ground level electrical room integrated into the building envelope to house meters and other ground level equipment. (DG 2.2.28, 3.2.28) The trash area is fully covered and enclosed using the same materials and complementary design to the main building. (DG 2.1.36) It is located on the least visible side of the building, out of sight from those traveling along the Esplanade.



ELEVATION VIEW (FROM SIDES)
NOT TO SCALE



ELEVATION VIEW (FROM REAR)
NOT TO SCALE

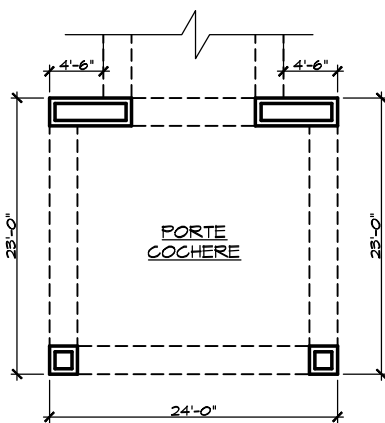


ELEVATION VIEW (FROM FRONT)
NOT TO SCALE

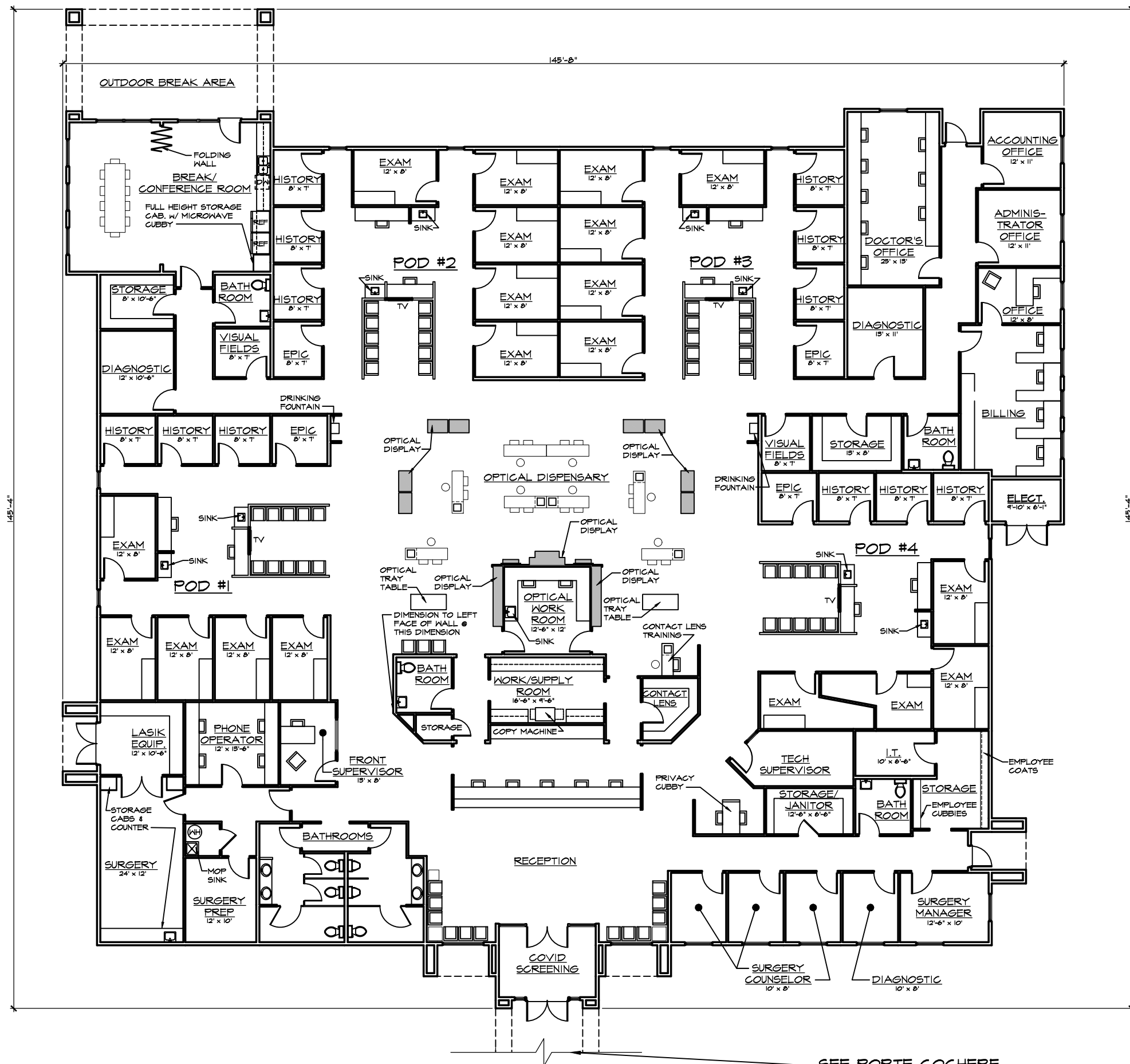
TRASH ENCLOSURE LEGEND:

- Ⓐ CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
- Ⓑ RIBBED, EXPANDED METAL DOOR 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).
- Ⓓ RIBBED, EXPANDED METAL ROOF COVER WITH 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME. COLOR TO MATCH BUILDING BODY COLOR.

COVID TRASH ENCLOSURE N.T.S.



PORTE-COCHERE PLAN 1/16" = 1'-0"



FLOOR PLAN 1/16" = 1'-0"

SEE PORTE COCHERE PLAN-ARB2

Revision: _____ Date: _____ By: _____

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

PROPOSED OFFICE BUILDING
FOR: CHICO EYE CENTER
AT: BODERO LANE
CHICO, CA - APN: 006-820-013

LICENSED ARCHITECT
GREGORY A. PEITZ
No. C21283
REN. 7/21
STATE OF CALIFORNIA

CHICO EYE CENTER

Date: **OCT. 2020**
Reviewed: _____
Drawn: **LH & ATS**
Job: **20-2134**
Sheet: _____

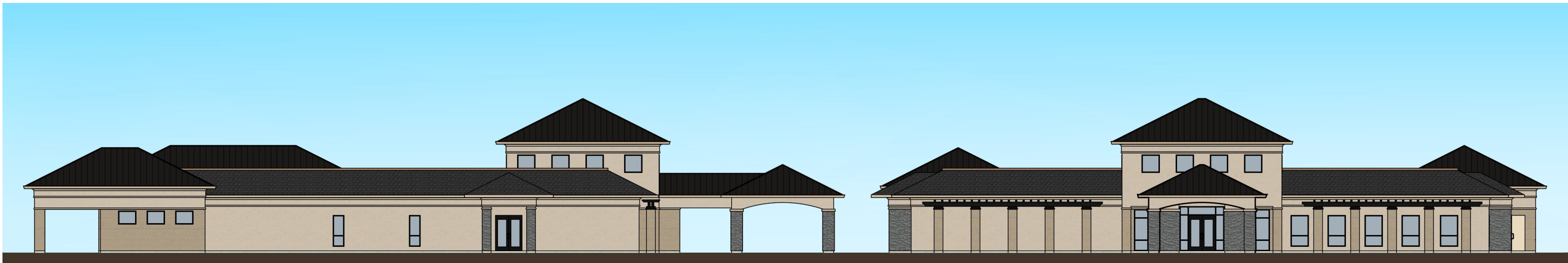
ARB2
Of _____ Sheets



WEST ELEVATION

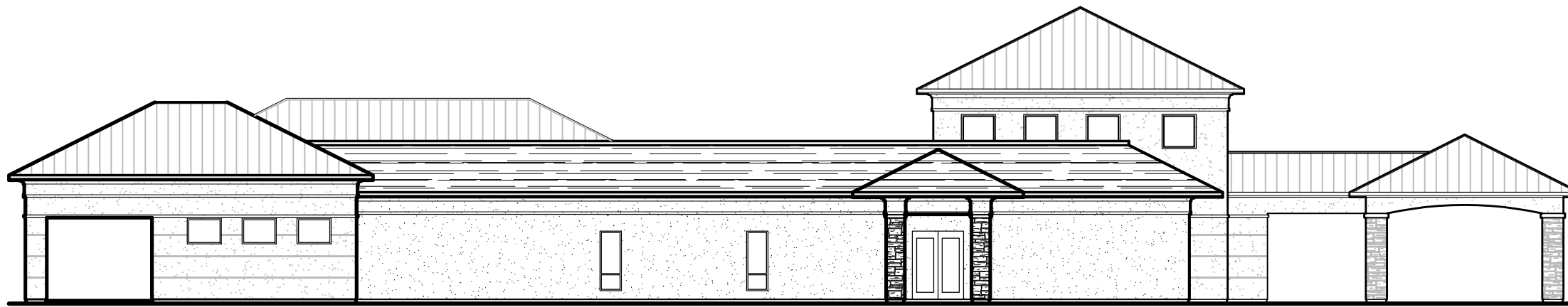
NORTH ELEVATION

CHICO EYE CENTER

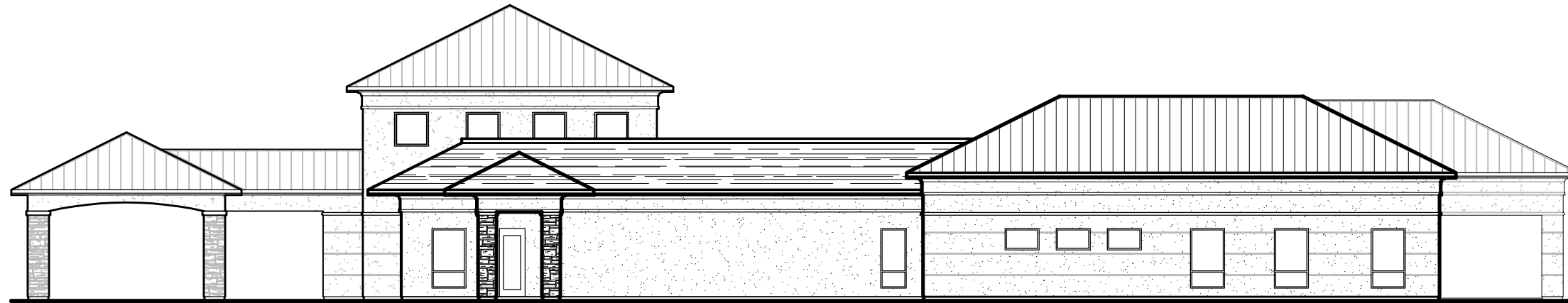


SOUTH ELEVATION

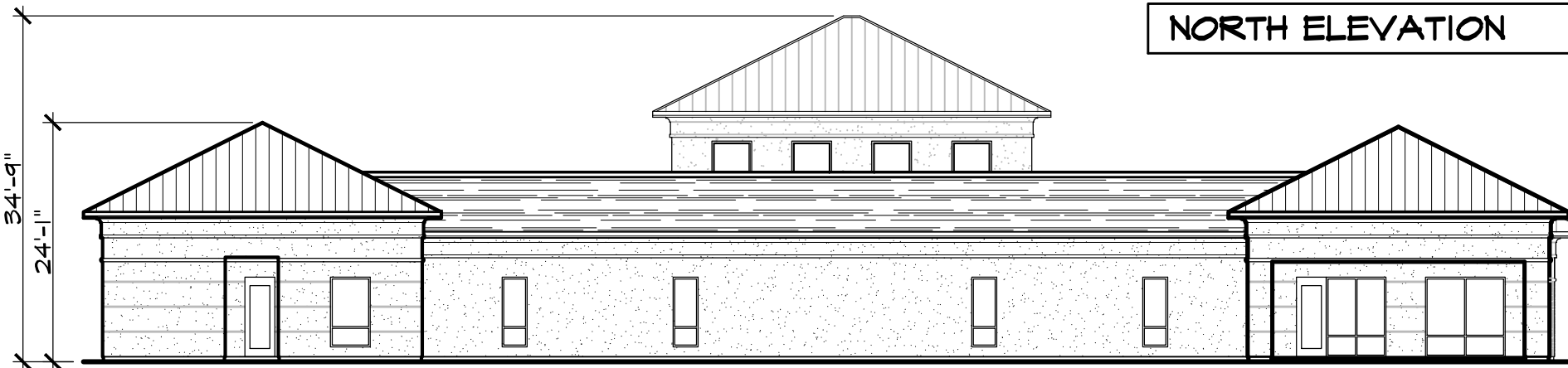
EAST ELEVATION



SOUTH ELEVATION 1/16" = 1'-0"



NORTH ELEVATION 1/16" = 1'-0"



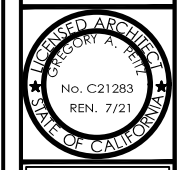
WEST ELEVATION 1/16" = 1'-0"



EAST ELEVATION 1/16" = 1'-0"

Revision: _____ Date: _____ By: _____
GREGORY A. PEITZ
ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

PROPOSED OFFICE BUILDING
 FOR: **CHICO EYE CENTER**
 AT: **BODERO LANE**
 CHICO, CA - APN: 006-820-013

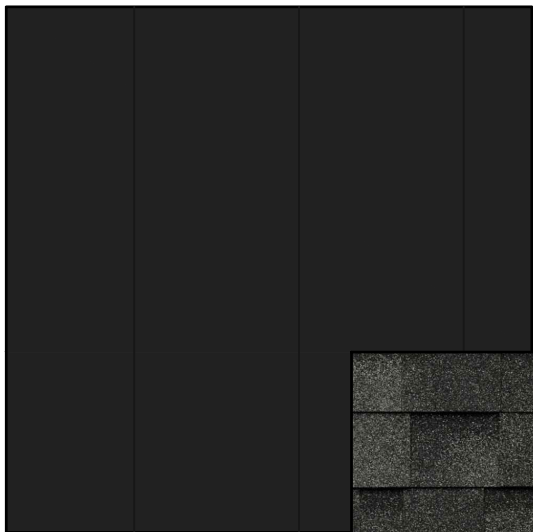


CHICO EYE CENTER

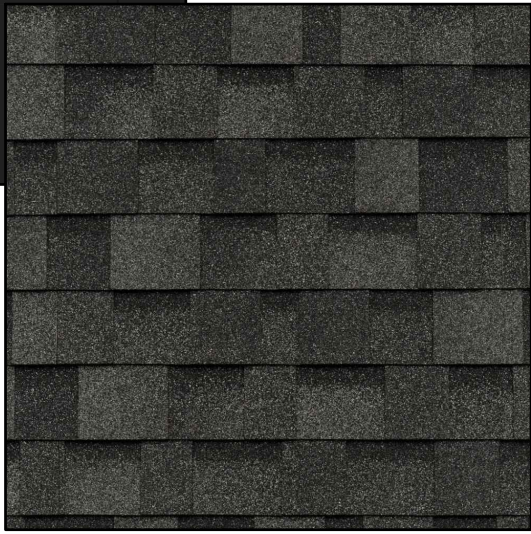
Date: **OCT. 2020**
 Reviewed:
 Drawn: **LH & ATS**
 Job: **20-2134**

Sheet
ARB3
 Of _____ Sheets

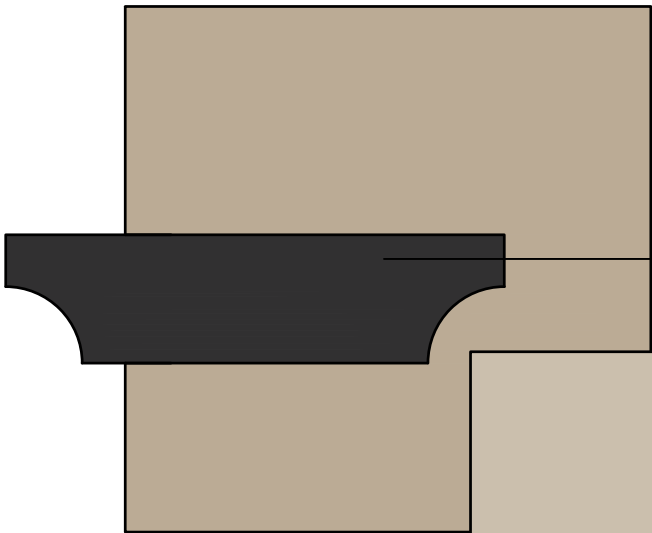
CHICO EYE CENTER



METAL ROOFING
"AEP SPAN"
COOL MATTE BLACK

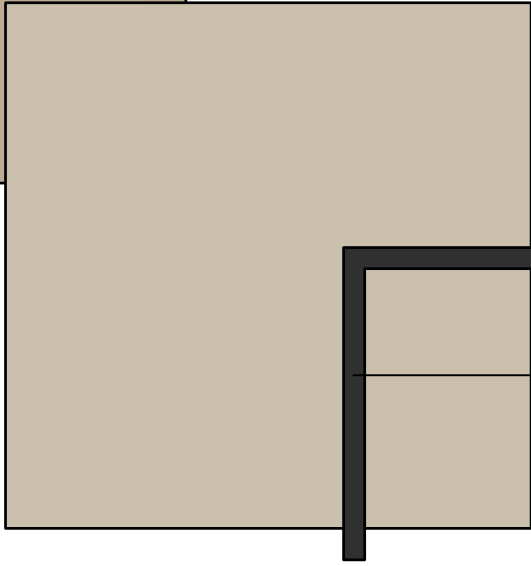


COMP. SHINGLE ROOFING
DARK CHARCOAL GREY



STUCCO
"SHERWIN WILLIAMS"
SANDBAR - SW 7547

TRELLIS
BLACK



STUCCO
"SHERWIN WILLIAMS"
SANDBAR - SW 7547

DOORS & WINDOW FRAMES
BLACK FRAME



STONE
"PANGAEA NATURAL STONE, INC."
WEST COAST MICRO LEDGE



LED 150

Replaces 400 Watt MH Area Light!

Specification-Grade Optics

ALED 150

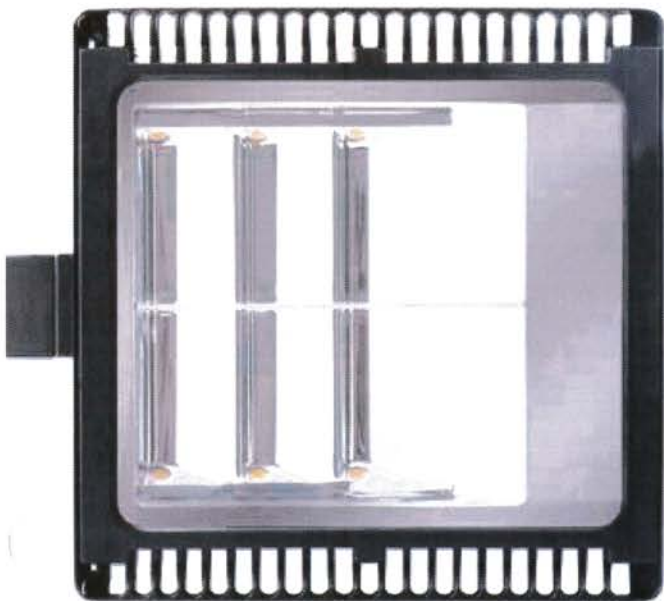
RAB engineered "specification-grade" optics for the ALED150 that deliver efficient, clean, uniform light distributions at a reasonable cost. The vacuum-metallized specular reflector creates what is known as "repeatable" optics manufacturing, ensuring consistent, reliable distribution. The optics are factory installed and meet IES Lateral Distribution Types II, III and IV.

For assistance in choosing the distribution to match your application, please contact RAB's Lighting Design department by emailing lightingdesign@rabweb.com or calling 888 722-1000.

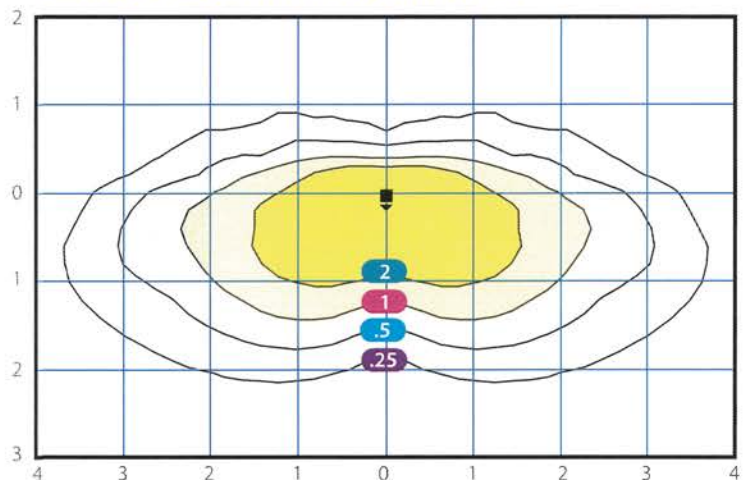


Type II

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. Meant for lighting larger areas and usually located near the roadside, this type of lighting is commonly found on smaller side streets or jogging paths.



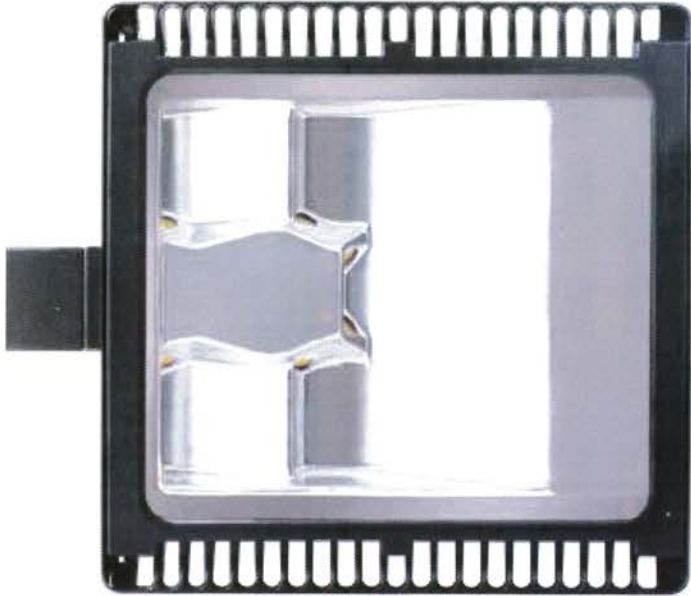
ALED2T150 Mounted at 25 ft.



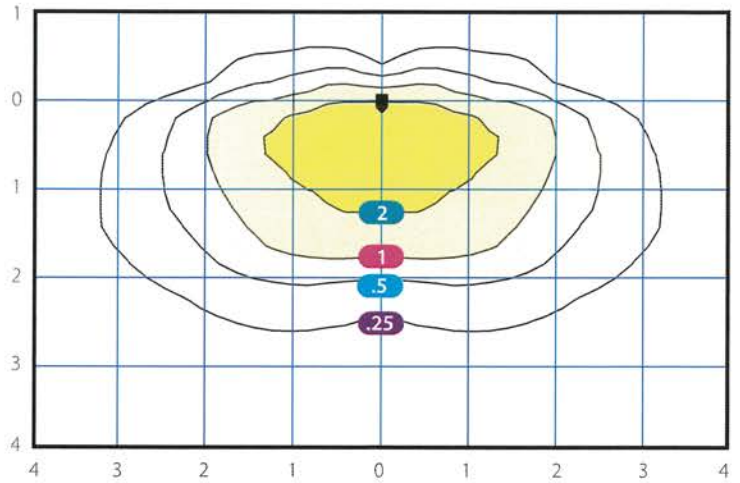
Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79617

Type III

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



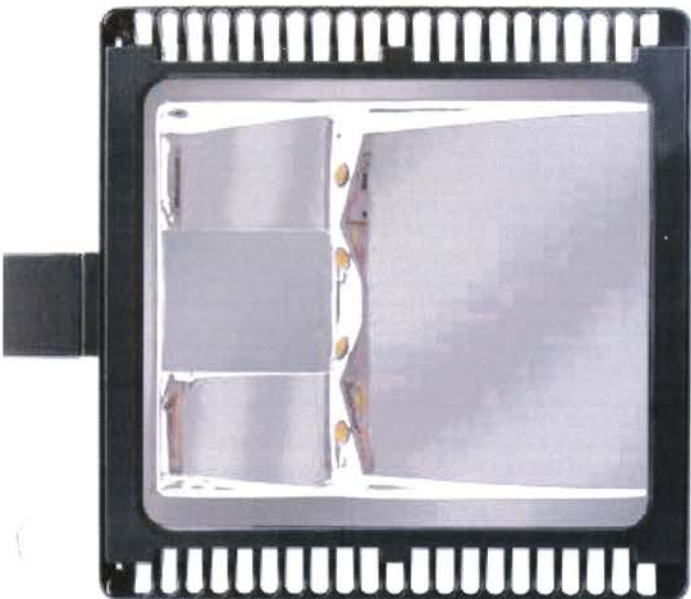
ALED3T150 Mounted at 25 ft.



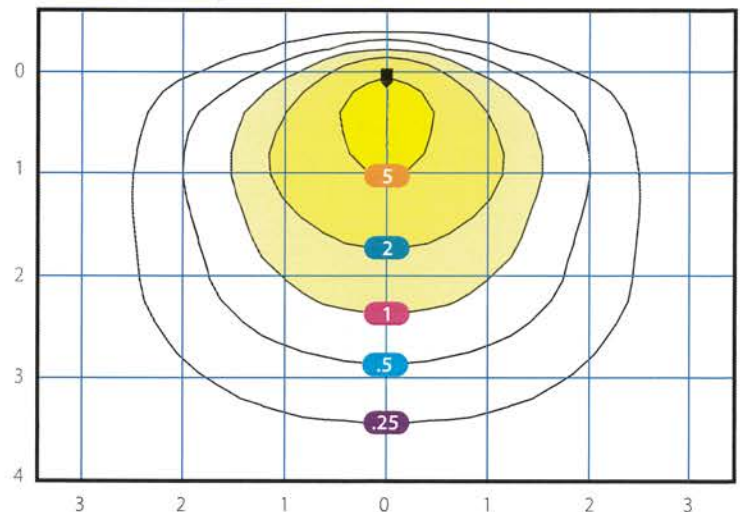
Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79623

Type IV

The Type IV distribution (also known as a "Forward Throw") is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90 to 270 degrees.



ALED4T150 Mounted at 25 ft.



Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79629

ALED150

- Replaces 400W MH area lights
- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II, III and IV distribution (also available as a wallpack)
- Slipfitter mounting available
- Bi-level operation (optional)
- Various photocell options available
- 5-Year Warranty

Specifications

UL Listing: Suitable for wet locations.

LEDs: Multi-chip, high-output, long-life LEDs

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

Driver(s): Class 2, 2000mA, 100 - 277V and 480V, 50/60 Hz, Surge protection 4 kV

Bi-Level Operation (optional): Allows 50% and 100% output modes

Dimming: Available as On/Off or with 0-10V dimming driver (*all models except the ALED105 family*)

Cold Weather Starting: The minimum starting temperature is -40°C.

Thermal Management: Superior thermal management with external Air-Flow fins

Housing: Die-cast aluminum housing, lens frame and mounting arm

Mounting: Heavy-duty, with "O" ring seal & stainless steel screws

Gaskets: High-temperature silicone gaskets

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

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

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

Reflector: Specular vacuum-metallized polycarbonate

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

Green Technology: Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

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

California Title 24: ALED150 complies with California Title 24 building and electrical codes.

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

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

Performance*

Cool Light (5000K)

Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	7564	10,384	12,805	14,349
Lumens Per Watt	96	98	94	92
Color Accuracy (CRI)	67	65	65	65

Neutral Light (4000K)

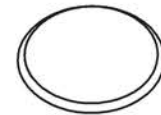
Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	6673	8790	10,952	11,786
Lumens Per Watt	84	83	80	76
Color Accuracy (CRI)	82	82	82	82

Warm Light (3000K)

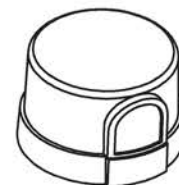
Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	5968	8461	10,464	11,352
Lumens Per Watt	75	80	77	74
Color Accuracy (CRI)	82	81	81	81

* Values shown for Type IV. Visit rabweb.com for Type II and III.

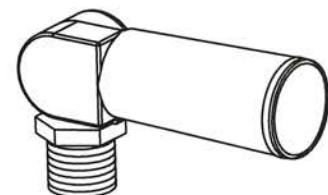
Accessories



Button Photocell
(not available for slipfitter mount)



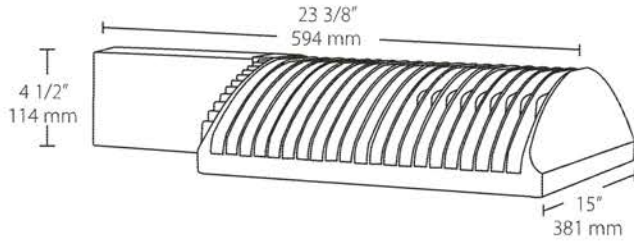
Twistlock Photocell
(not available for slipfitter mount)



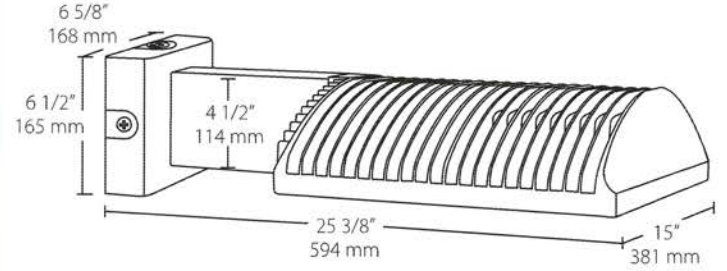
Attachment G

Dimensions & Weight

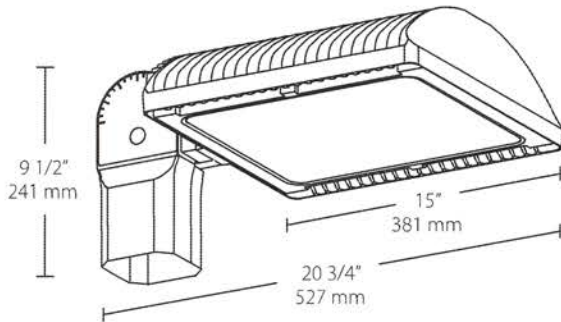
POLE MOUNT - Weight: 30 lbs. EPA: 0.75



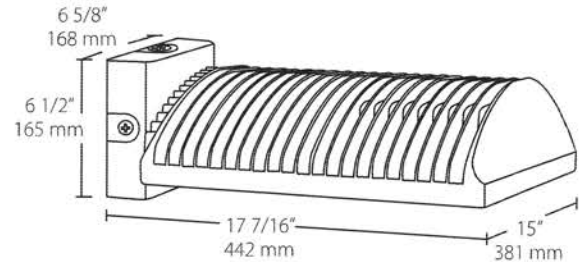
WALLPACK - Weight: 34.8 lbs.



SLIPFITTER - Weight: 32 lbs. EPA: 2.2



WALLPACK (NO ARM) - Weight: 26 lbs.



Ordering Information

Product Family	Optics	Wattage	Mounting	Color Temp	Finish Color	Driver Options	Photocell Options
ALED	3T	78				D10	WS2
2T Type II	50 50W	Blank Pole mount	Blank 5000K	Blank Bronze	/480 480V	/PC 120V*	
3T Type III	78 78W	SF Slipfitter	N 4000K	RG Gray	/BL Bi-Level	/PC2 277V*	
4T Type IV	105 105W		Y 3000K	W White	/D10 0 - 10V Dimming	/PCT 120-277V Twistlock*	
	125 125W			K Black		/PCT4 480V Twistlock*	
	150 150W					/PCS 120V Swivel	
						/PCS2 277V Swivel	
						/PCS4 480V Swivel	
						/WS2 Multi-level motion** sensor (20 ft. mt. ht.)	
						/WS4 Multi-level motion** sensor (40 ft. mt. ht.)	

*Pole mount models only.

**Only available with 0 - 10V dimming models.

Product Family	Optics	Wattage	Color Temp	Mounting	Finish Color	Driver Options	Photocell Options
WPLED							
2T Type II	50 50W	Blank 5000K	Blank Arm	Blank Bronze	/480 480V	/PC 120V	
3T Type III	78 78W	N 4000K	FX No Arm	W White	/BL Bi-Level	/PC2 277V	
4T Type IV	105 105W	Y 3000K			/D10 0 - 10V Dimming	/PCT 120-277V Twistlock	
	125 125W					/PCT4 480V Twistlock	
	150 150W					/PCS 120V Swivel	
						/PCS2 277V Swivel	
						/PCS4 480V Swivel	
						/WS2 Multi-level motion** sensor (20 ft. mt. ht.)	
						/WS4 Multi-level motion** sensor (40 ft. mt. ht.)	

**Only available with 0 - 10V dimming models.



Please visit rabweb.com to see which products are DLC listed.

RAB Outdoor Attachment G



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

Color: Bronze

Weight: 4.3 lbs

Project:

CHICO EYE

Type:

F

Prepared By:

CR

Date:

1/28/21

Driver Info

Type	Constant Current
120V	0.18A
208V	0.11A
240V	0.09A
277V	0.08A
Input Watts	21W

LED Info

Watts	18W
Color Temp	5100K (Cool)
Color Accuracy	75 CRI
L70 Lifespan	100,000 Hours
Lumens	2,565
Efficacy	122.1 lm/W

Technical Specifications

Compliance

UL Listed:

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

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

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

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

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

Other

Equivalency:

Equivalent to 100W Metal Halide

Patents:

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

HID Replacement Range:

Replaces 100W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

THD:

11% at 120V, 21% at 277V

Power Factor:

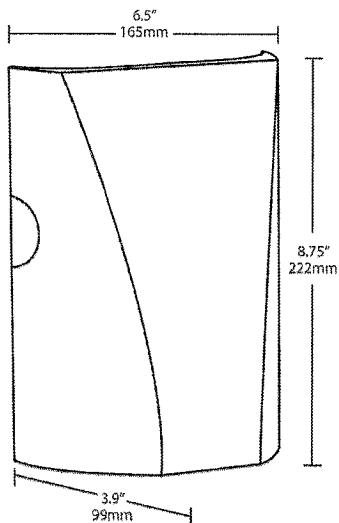
99.2% at 120V, 91.5% at 277V

Listings

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PSPVC3C7

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18				
	12 = 12W 18 = 18W 26 = 26W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /LC = Lightcloud® Controller



D-Series LED Bollard



d#series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

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

DSXB LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <i>(required)</i>			
DSXB LED	Asymmetric	12C 12 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed	Shipped installed	DWHXD White			
			450 450 mA ^{3,4}	40K 4000 K						DNAXD Natural aluminum		
	Symmetric	16C 16 LEDs ²	530 530 mA	50K 5000 K	SYM Symmetric ²					PE Photoelectric cell, button type	SF Single fuse (120, 277, 347V) ^{4,7}	DDBXD Dark bronze
			700 700 mA	AMBPC Amber phosphor converted						DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) ^{4,7}	DBLXD Black
			AMBLW Amber limited wavelength ^{3,4}		ELCW Emergency battery backup ⁶	H24 24" overall height	DDBTXD Textured dark bronze					
						H30 30" overall height	DBLBXD Textured black					
						H36 36" overall height	DNATXD Textured natural aluminum					
						FG Ground-fault festoon outlet	DWHGXD Textured white					
						L/AB Without anchor bolts						
						L/AB4 4-bolt retrofit base without anchor bolts ⁸						

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

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



Performance Data

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

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1						
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1						
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1						
	Amber 450	16																348	22	1	0	1	
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0						
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1						
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1						
	Amber 450	20																419	21	1	0	1	

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

Projected LED Lumen Maintenance

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

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

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

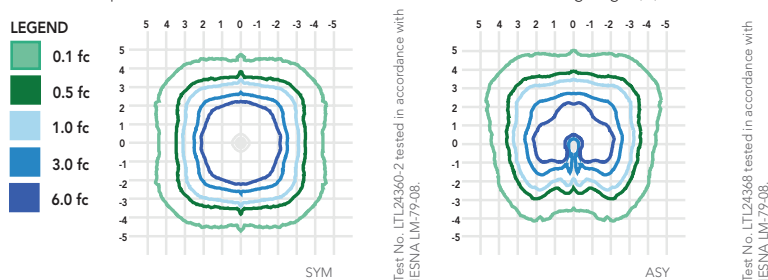
Electrical Load

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

Photometric Diagrams

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

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

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

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

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

LISTINGS

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

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



SHADE CALCULATION

Shade Calculations: Chico eye Center

Botanical Name	Common Name	Quantity	Shade allowed				Total	
			at 25%	at 50%	at 75%	at 100%		
Pistacia chinensis 'Keith Davey'	Chinese Pistache	19	1,256	0	12	5	2	10,048.00
Zelkova serrata 'Village Green'	Japanese Zelkova	19	1,256	0	0	1	18	23,550.00
Total Shade Allowed		41	0	12	6	20		33,598.00
Paved area to be shaded							66,406.00	
Less carport area							0.00	
Paved area requiring 50%							66,406.00	
% Shade Provided*							50.59%	

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL		8		
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"		8		
	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	STANDARD	9		
	MAGNOLIA X SOULANGEANA 'BURGUNDY'	BURGUNDY MAGNOLIA	24"	MULTI-STEM	1		
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		22		
	QUERCUS LOBATA	VALLEY OAK	15 GAL		6		
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	15 GAL		20		
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	---			21,816 SF



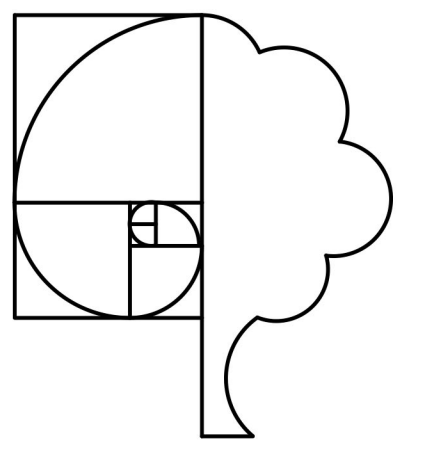
NOTES:

- A. PLACE 2" DEPTH 3/4" 'SONOMA GOLD' CRUSHED ROCK OVER LANDSCAPE FABRIC UNDER STAIRWAYS AND UTILITY ACCESS AREAS. INSTALL 'PERMALOC CLEAN LINE' 3/4" x 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN CRUSHED ROCK AND ADJACENT SHRUB BED.
- B. INSTALL 'PERMALOC CLEAN LINE' 3/4" x 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN ROCK, LAWN AND ADJACENT SHRUB BEDS. STAKE AT EVERY PREFORMED LOOP WITH 12" STAKES SUPPLIED FROM MANUFACTURER WITH PRODUCT.
- C. SOIL PREPARATION AND AMENDING:
 - 1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
 - 2) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
 - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
 - PELLETIZED FERTILIZER (21-0-0) 10 LBS., OR AS PER SOIL ANALYSIS RECOMMENDATIONS
 - SOIL SULFUR PER SOIL ANALYSIS RECOMMENDATIONS
 - GYPSUM 100 LBS
 - 3) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
 - 4) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
- J. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS. MANUFACTURED OF POLYPROPYLENE, 28 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-5, OR EQUAL SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL U/S SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
- K. INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

GENERAL NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) 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
 - (2) 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
 - (3) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDROZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 - 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (4) SOIL MANAGEMENT REPORT:
 - (5) LANDSCAPE DESIGN PLAN
 - (6) IRRIGATION DESIGN PLAN AND
 - (7) GRADING DESIGN PLAN

*I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN



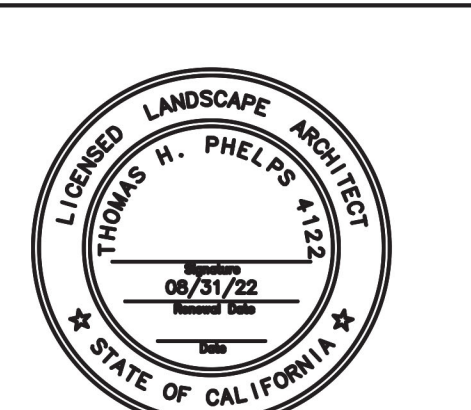
THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thpelps@sbcglobal.net
THPLARCH.com

CHICO EYE CENTER
LANDSCAPE IMPROVEMENT PLANS
 DEGARMO DRIVE AT ESPLANADE
 CHICO, CALIFORNIA

These drawings are preliminary in nature and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information are the property of Thomas H. Phelps Landscape Architecture and shall not be used without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr.: THP Sheet No.:
 Drawn By: THP
 Scale: 1"=20'
 Date: MAR 2021
 File Name: of _____ sheets

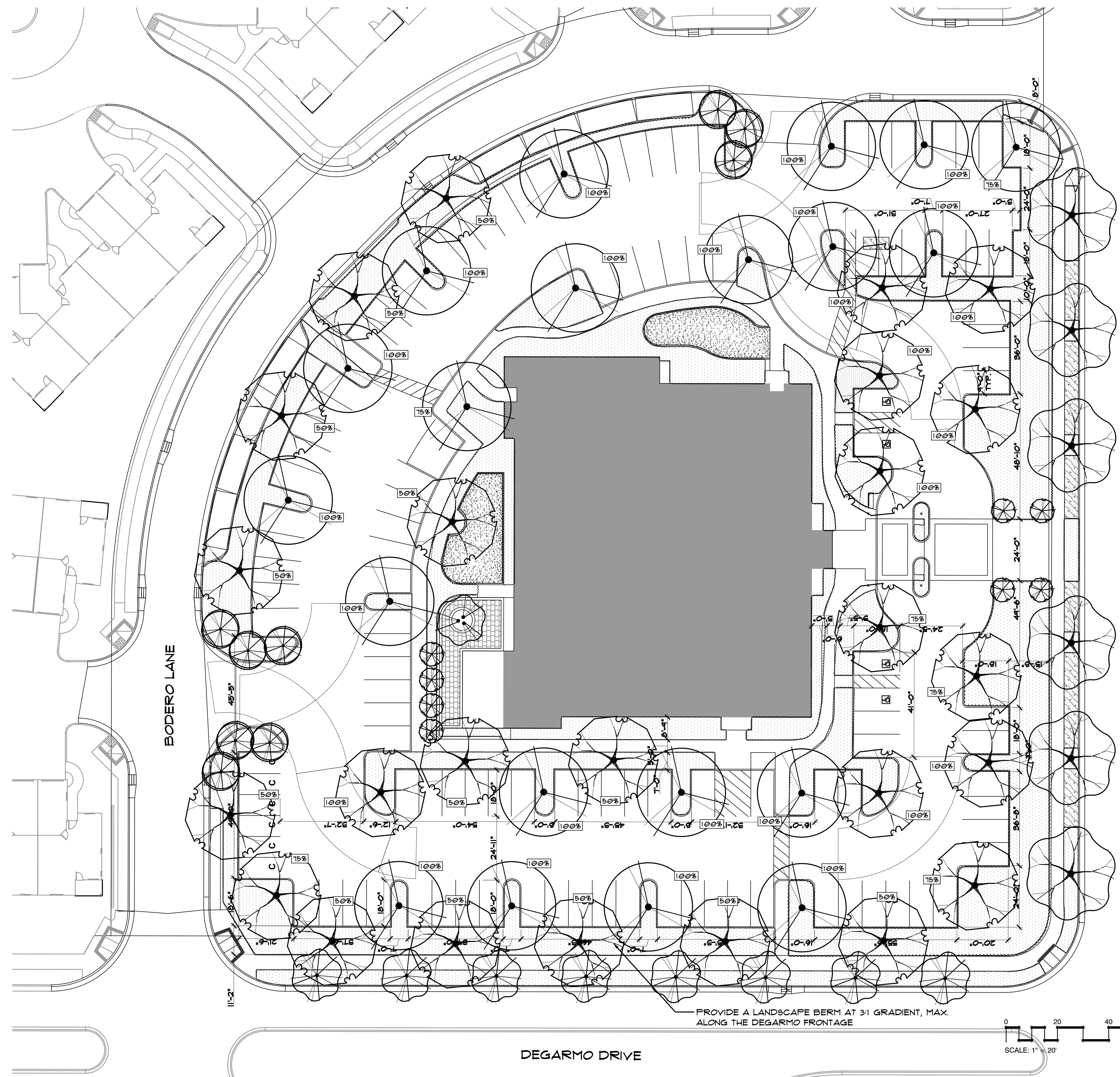
SHADE CALCULATION

Shade Calculations: Chico eye Center

Botanical Name	Common Name	Quantity	Shade allowed	Shade				Total
				at 25%	at 50%	at 75%	at 100%	
Pistacia chinensis 'Keith Davey'	Chinese Pistache	19	1,256	0	12	5	2	10,048.00
Zelkova serrata 'Village Green'	Japanese Zelkova	19	1,256	0	0	1	18	23,550.00
Total Shade Allowed			41	0	12	6	20	33,598.00
Paved area to be shaded								66,406.00
Less carport area								0.00
Paved area requiring 50%								66,406.00
% Shade Provided*								50.59%

PLANT SCHEDULE

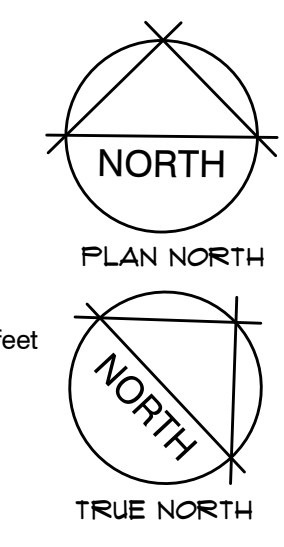
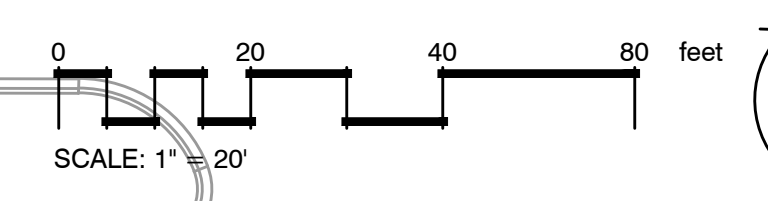
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL		8		
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"		8		
	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	STANDARD	9		
	MAGNOLIA X SOULANGEANA 'BURGUNDY'	BURGUNDY MAGNOLIA	24"	MULTI-STEM	1		
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		22		
	QUERCUS LOBATA	VALLEY OAK	15 GAL		6		
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	15 GAL		20		
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	---			21,816 SF



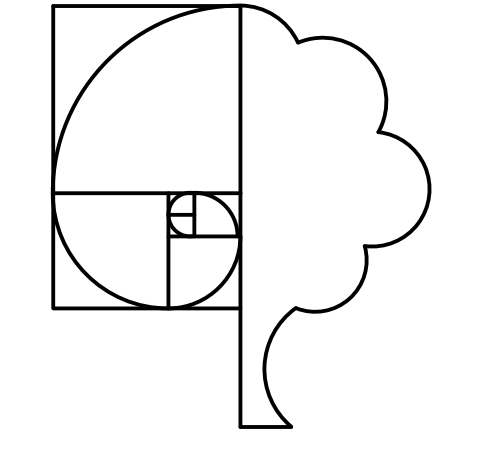
- NOTES:**
- PLACE 2" DEPTH 3/4" SONOMA GOLD CRUSHED ROCK OVER LANDSCAPE FABRIC UNDER STAIRWAYS AND UTILITY ACCESS AREAS. INSTALL PERMALOC CLEAN LINE 3/4" x 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN CRUSHED ROCK AND ADJACENT SHRUB BED.
 - INSTALL PERMALOC CLEAN LINE 3/4" x 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN ROCK, LAWN AND ADJACENT SHRUB BEDS. STAKE AT EVERY PREFORMED LOOP WITH 12" STAKES SUPPLIED FROM MANUFACTURER WITH PRODUCT.
 - SOIL PREPARATION AND AMENDING:**
 - AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
 - BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
 - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
 - PELLETIZED FERTILIZER (21-0-0) 10 LBS, OR AS PER SOIL ANALYSIS RECOMMENDATIONS
 - SOIL SULFUR PER SOIL ANALYSIS RECOMMENDATIONS
 - GYP-SUM 100 LBS
 - CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
 - DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
 - INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS. MANUFACTURED OF POLYPROPYLENE, 28 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-5, OR EQUAL SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL 1/2" SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
 - INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM FINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

- GENERAL NOTES:**
- THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE.
 - THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - PROJECT INFORMATION:
 - DATE
 - PROJECT APPLICANT
 - PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - TOTAL LANDSCAPE AREA (SQUARE FEET)
 - PROJECT TYPE (E.G. NEW, REHABILITATED), PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED
 - 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
 - CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - 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
 - WATER EFFICIENT LANDSCAPE WORKSHEET:
 - HYDROZONE INFORMATION TABLE
 - WATER BUDGET CALCULATIONS
 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - ESTIMATED TOTAL WATER USE (ETWU)
 - SOIL MANAGEMENT REPORT:
 - LANDSCAPE DESIGN PLAN
 - IRRIGATION DESIGN PLAN AND
 - GRADING DESIGN PLAN

PROVIDE A LANDSCAPE BERM AT 3:1 GRADIENT, MAX. ALONG THE DEGARMO FRONTAGE



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

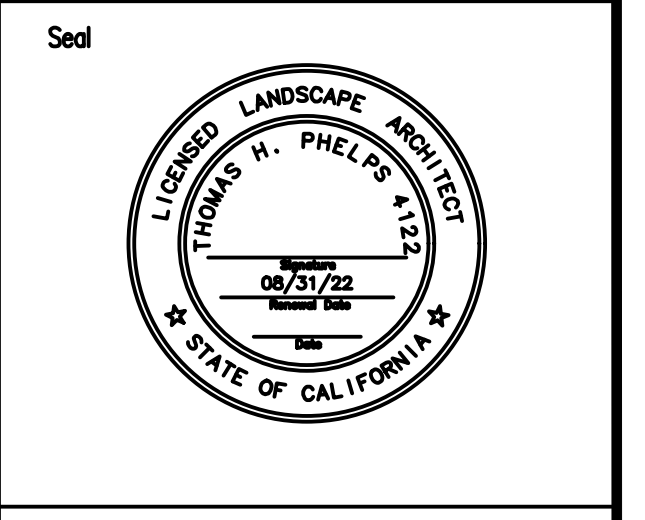


THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thp@thp.com
THPLARCH.com

CHICO EYE CENTER
LANDSCAPE IMPROVEMENT PLANS
DEGARMO DRIVE AT ESPLANADE
CHICO, CALIFORNIA

These drawings are preliminary and subject to change without notice. The contractor shall verify all dimensions and conditions shown on these drawings before construction begins. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
▲		
▲		
▲		

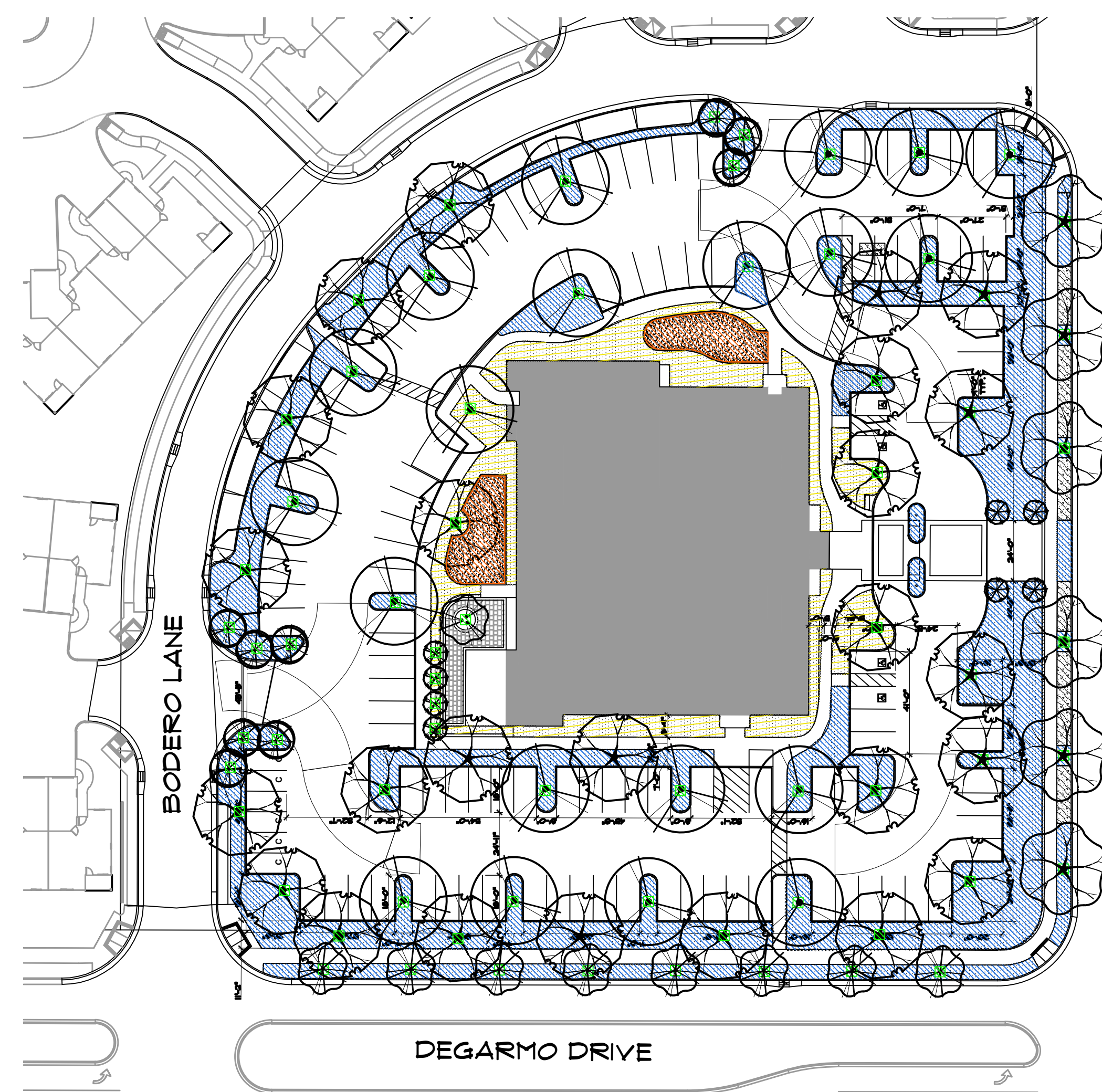
Project Mgr.: THP Sheet No.:
Drawn By: THP
Scale: 1"=20'
Date: MAR 2021
File Name: of _____ sheets

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	2021-03-19 10:55	
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL			
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"			
	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	STANDARD		
	MAGNOLIA X SOULANGEANA 'BURGUNDY'	BURGUNDY MAGNOLIA	24"	MULTI-STEM		
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL			
	QUERCUS LOBATA	VALLEY OAK	15 GAL			
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	15 GAL			
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL		36" O.C.	1,614 SF
	HYPERICUM CALYGINUM	CREeping ST. JOHN'S WORT	1 GAL		36" O.C.	1,614 SF
	LANTANA MONTEVIDENSIS 'PURPLE'	PURPLE TRAILING LANTANA	1 GAL		36" O.C.	1,614 SF
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL		36" O.C.	1,614 SF
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	1 GAL		36" O.C.	1,614 SF
	VINCA MINOR	COMMON PERIWINKLE	1 GAL		36" O.C.	1,614 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	3/4" CRUSHED ROCK - SONOMA GOLD OR EQUAL	2" DEPTH OVER LANDSCAPE FABRIC	2" DEPTH			950 SF
SOD	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD			1,441 SF

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	2021-03-19 10:55
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	
	CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GAL	
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	
	DAPHNE ODORA 'AUREOMARGINATA'	WINTER DAPHNE	5 GAL	
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	
	LOROPETALUM CHINENSE RUBRUM 'PLUM DELIGHT' TM	PURPLE LEAF FRINGE FLOWER	5 GAL	
	MAHONIA REPENS	CREeping MAHONIA	1 GAL	
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL	
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	
	ROSA X 'FLOWER CARPET RED'	ROSE	2 GAL	
	ROSA X 'FLOWER CARPET WHITE'	ROSE	2 GAL	
	TEUCRIUM X LUCIDRYS PROSTRATUM	GERMANDER	1 GAL	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	
	DIETES VEGETA	AFRICAN IRIS	1 GAL	
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	
	LIRIOPE SPICATA 'SILVER DRAGON'	CREeping LILY TURF	1 GAL	
	SALVIA GREGGII 'RED'	AUTUMN SAGE	1 GAL	
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL	



- HZ - LOW
- HZ - MED
- HZ - HIGH
- HZ - TREE
- HZ - NONE

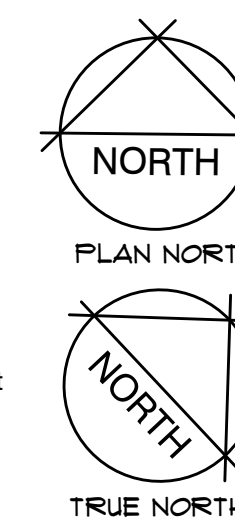
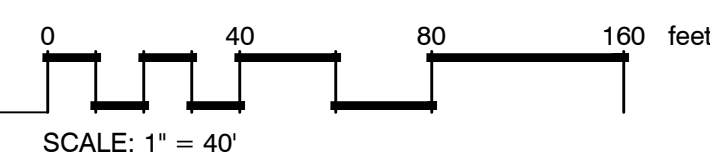
WATER USE CALCULATIONS

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
P.O. BOX 8328
CHICO, CA 95927-8328

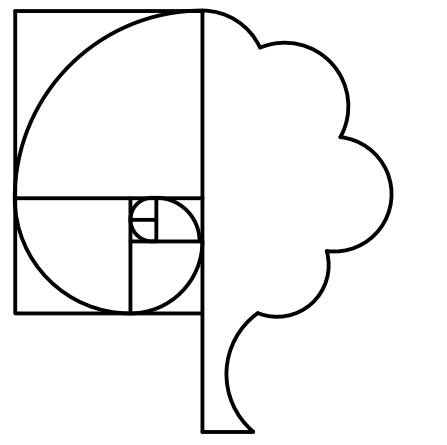
California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _a)	51.7	Project Type		RESIDENTIAL		0.55
Hydrozone # / Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	Estimated Total Water Use (ETWU) ⁴
Regular Landscape Areas						
1 LAWN	0.7	Overhead	0.75	0.93	1441	1345
2 SHRUB - M	0.5	Drip	0.81	0.62	6563	4051
3 SHRUB - L	0.3	Drip	0.81	0.37	21677	8029
4 TREE - M	0.5	Drip	0.81	0.62	1200	741
5 NON-IRR	0	Drip	0.81	0.00	1104	0
Totals				31985	14165	454059
				ETWU Total		454059
				Maximum Allowed Water Allowance (MAWA) ⁵		563886

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	14165
Total Area	31985
Average ETAF	0.44
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
All Landscape Areas	
Total ETAF x Area	14165
Total Area	31985
Average ETAF	0.44

WATER USE HYDRO ZONE AREA MAP



¹ I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELCO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@sbcglobal.net
THPLARCH.com

CHICO EYE CENTER
LANDSCAPE IMPROVEMENT PLANS
DEGARMO DRIVE AT ESPLANADE
CHICO, CALIFORNIA

Sheet Title
LANDSCAPE INFORMATION



No.	Date	Revision
▲		
▲		
▲		

Project Mgr.: THP Sheet No.:
Drawn By: THP
Scale: L2
Date: MAR 2021
File Name: of _____ sheets