



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 08/17/2022

DATE: July 29, 2022

File: AR 22-09

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Assistant Planner, 530-879-6810, [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov)

RE: Architectural Review 22-09 (Foothill Fire Protection); 160 Erma Court, APN 039-430-171

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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 22-09 (Foothill Fire Protection), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct a 7,100 square foot warehouse on an undeveloped 0.65 acre site located on the northern side of Erma Court (see **Attachment A**, Location Map). The site is designated as Manufacturing and Warehousing on the City of Chico General Land Use Diagram and zoned ML (Light Manufacturing/Industrial).

The proposed project is composed of a single warehouse, an adjacent parking lot with 13 spaces, and trash enclosure (see **Attachment B**, Site Plan). The project is located at the end of a cul-de-sac and has minimal street frontage. The warehouse would be situated along the southern boundary of the site, farthest away from the abutting residential uses. Surrounding land uses include residential properties to the north and light industrial warehouses and offices to the east, west, and south.

## DISCUSSION

The proposed warehouse would be situated on a 0.65 acre site at the end of Erma Court and stand 18'9" in height (see **Attachment C**, Elevations). Towards the western edge of a site is an area on the site plan labeled "Fenced Yard", that area would be used for materials storage. The warehouse's primary use would be for storage and light manufacturing activities. The project would comply with all development standards including site coverage, setbacks and building height.

Pursuant to CMC Section 19.70.040 Table 5-4, wholesale operations and light manufacturing plants require one space for each 1,250 square feet of gross floor area. The project more than doubles the required six spaces, providing a total of 13 parking spaces. Additionally, two bicycle parking spaces are provided within the proposed warehouse.

Design of the project is focused on an industrial functional appearance, utilizing awnings and select colors to accent the building. The northern side of the building features large roll up doors along with accompanying pedestrian entrances. The proposed one-story warehouse would be predominately white in color with a contrasting blue waistcoat wrapped around. Awnings above the pedestrian doors would be accented red to increase visual appeal. The predominant siding material of the building has 1 1/2" high corrugation every 12" which would increase visual interest by casting shadows throughout the day (see **Attachment D**, Colors and Materials). The "Fenced Yard" area would be required to provide sight-obscuring fence per **Condition #6**.

Trees and landscaping would be added to the site to provide parking shade and ground cover between the structure and the street. A mixture of Crepe Myrtles and Chinese Pistache trees would be planted for a total of eight trees. The trees would provide adequate shade for the parking area, which is estimated to reach 57% at full maturity (see **Attachment E**, Landscape Plan). In addition to adding in landscaping, the project proposes constructing a six foot solid wood fence along the northern and eastern boundary of the site to increase privacy for the abutting residential properties. Exterior lighting would be shielded downward to prevent light spillage onto neighboring residential properties. Lights are down cast along the walls of the building (see **Attachment F**, Photometric Plan).

## **ANALYSIS**

The light manufacturing/industrial use is applied to areas appropriate for light assemble and manufacturing, wholesaling, warehousing and distribution, agriculture, and industrial processing within structures and support commercial services. The proposed design would be compatible with this zoning district as well as the underlying Land Use Diagram designation of Manufacturing and Warehousing (MW). The proposal is consistent with several General Plan land use policies, including those that encourage infill development (LU 2.4 and LU 4).

The design intent of the Industrial Office Mixed Use project type is to balance functionality with aesthetics. The building would be positioned on the site furthest from the adjacent residential properties with the parking lot and landscaping in between to create a gradual buffer between the two uses (DG 6.2.13). Corrugated metal would match the surrounding land uses while also providing visual interest along the building through casting shadows (DG 6.2.21). Awnings are provided over pedestrian entrances to provide a pedestrian scale to the building (DG 6.2.12).

## **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 (Infill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses, and can be adequately served by all required utilities and public services.

### Architectural Review

According to Chico Municipal Code Section 19.18.060, the Architectural Review and Historic

Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

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

The project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5). The project would be compatible with surrounding industrial land uses and enhance the area with similar infill development. 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 would use materials and design that are typical for this type of development and compliment the surrounding area. High corrugated siding material would be used to create variation and visual interest by casting shadows along the building throughout the day to create visual interest (DG 6.2.21). Awnings are suspended over each pedestrian door to draw the eye and add to the pedestrian scale of the building at its entry points (DG 6.2.12, 13). Parking views are minimized through utilizing existing mature vegetation on abutting parcels while adding additional shade trees (DG 6.1.42, 46).

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 materials, design, and color pallet of the proposed warehouse are all visually compatible to the surrounding industrial development. All proposed utilities would be screened, and lighting is incorporated into the design. Lighting is designed to be shielded downward onto the parking lot and adequately screen from spilling onto adjacent residential properties.

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 is placed on the furthest side from the adjacent residential properties with the parking lot and landscaping to create a buffer between the two. The building is single story with a maximum height of 18'9", not blocking other structures or dominating views.

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 landscape includes a variety of trees and shrubs along the street frontage and parking lot. Shrubs and trees are in accurate locations provide visual relief around the new building and enhance the existing site. Plantings would also minimize irrigation demands through drought tolerant plants while also providing adequate shade over the parking lot.

### **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 Architectural Review 22-09 (Foothill Fire Protection). 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. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. Fences shall be constructed out of sight-obscuring material.
7. 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.

### **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.

## **DISTRIBUTION**

### **Internal (1)**

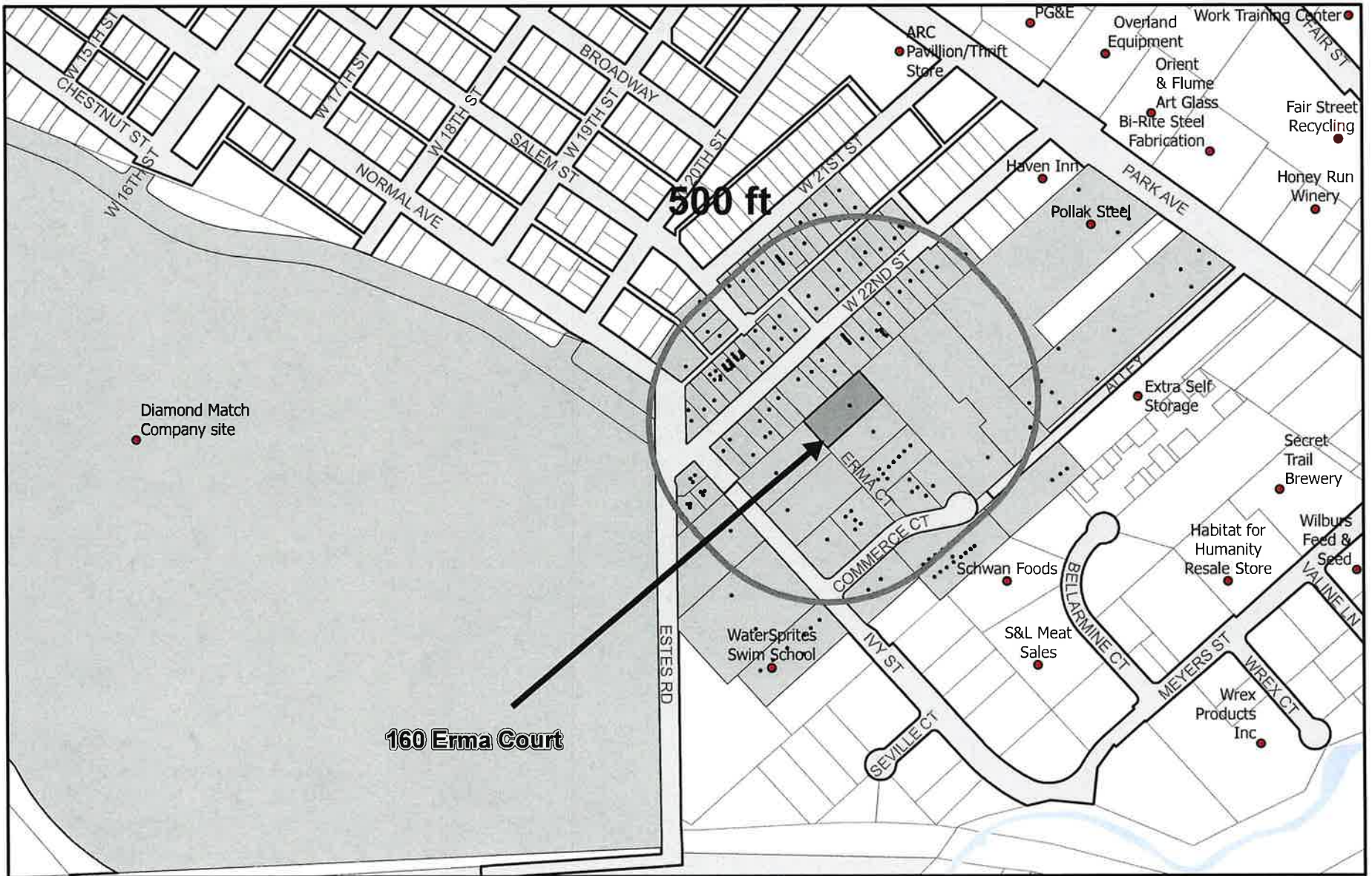
Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
File: AR 22-09

### **External (2)**

Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926, Email: [gregpeitz@sbcglobal.net](mailto:gregpeitz@sbcglobal.net)  
Bill Gray, 5948 King Road, Loomis, CA 95650, Email: [billgray@ffprotection.com](mailto:billgray@ffprotection.com)

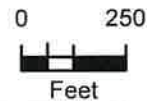
## **ATTACHMENTS**

- A. Location Map
- B. Site Plan
- C. Elevation
- D. Colors and Materials
- E. Landscape Plan
- F. Photometric Plan



AR 22-09 (Foothill Fire Protection)  
 160 Erma Court  
 APN: 039-430-171-000

- Noticed Parcels
- Noticed Addresses



Date Saved: 8/3/2022

**PROJECT SPECIFICATIONS**

COMMERCIAL WAREHOUSE GENERAL PLAN: MW  
 160 ERMA COURT, CHICO ZONE: ML  
 APN: 039-430-171

**SETBACKS:**

FRONT: 0'  
 NORTH-WEST SIDE (ADJACENT TO R1): 20'  
 SOUTH-EAST SIDE: 0'  
 REAR: 0'

**BUILDING HEIGHT**

ALLOWABLE HEIGHT: 45'-0" ACTUAL HEIGHT: 18'-9"

**PARKING:**

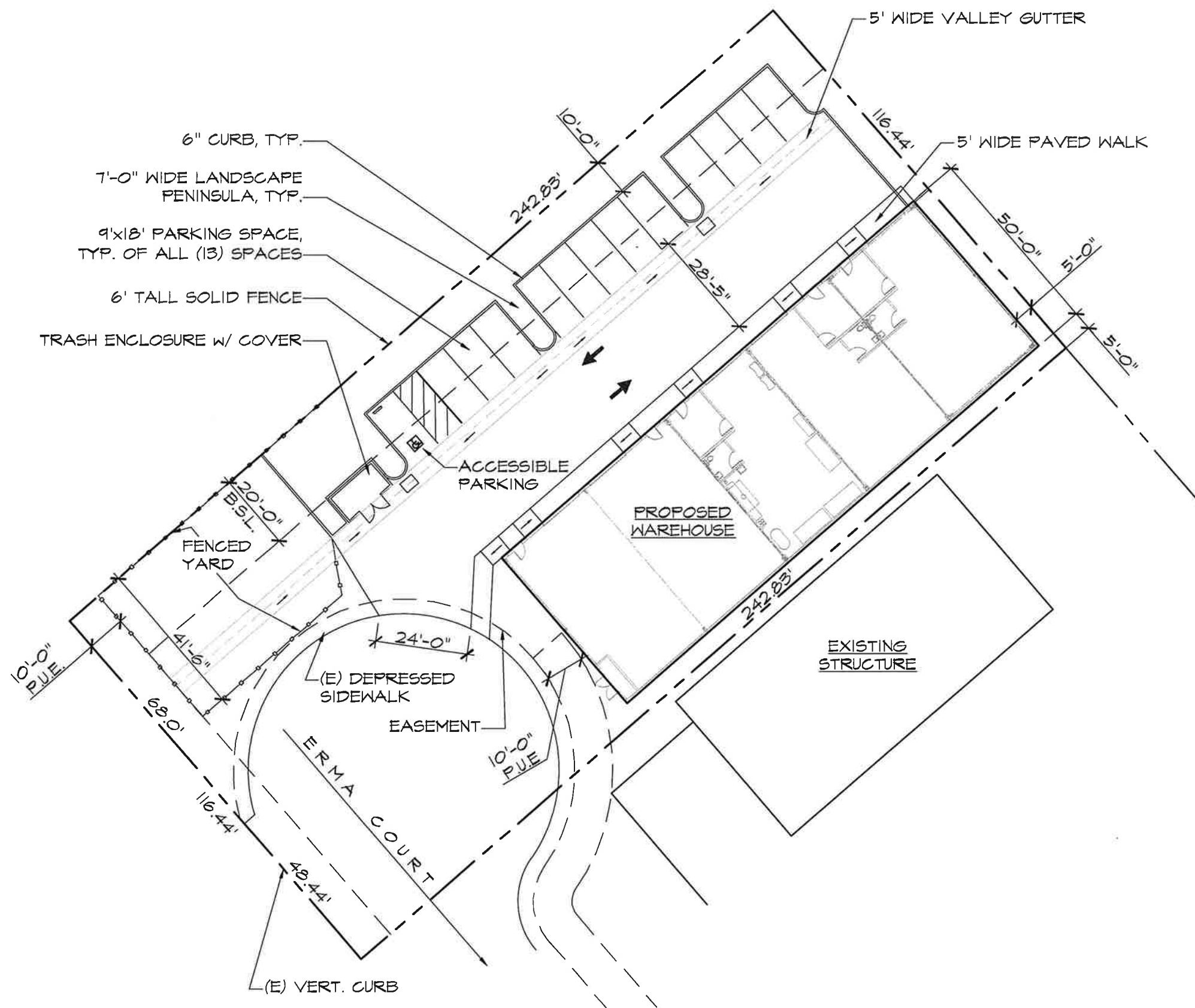
PARKING REQ'D: 1 SPACE PER 1,250 SQ. FT.  
 7,100/1,250 = 6 SPACES REQ'D  
 PARKING PROVIDED: 13 SPACES  
 ACCESSIBLE PARKING REQ'D: 5% OF TOTAL PARKING  
 5% (12 SPACES) = 1 SPACES REQ'D  
 ACCESSIBLE PARKING PROVIDED: 1 SPACE  
 VAN ACCESSIBLE PARKING REQ'D: 1 SPACE  
 VAN ACCESSIBLE PARKING PROVIDED: 1 SPACE  
 BICYCLE PARKING REQ'D: 10% OF VEHICLE SPACES = 2 SPACES  
 BICYCLE PARKING PROVIDED: 2 SPACES - INSIDE WAREHOUSE

**LOT COVERAGE:**

LOT AREA: 28,275 S.F. 0.65 ACRES  
 BUILDING AREA: 7,100 S.F.  
 LOT COVERAGE: 25.10%  
 MAX LOT COVERAGE: 95.00%

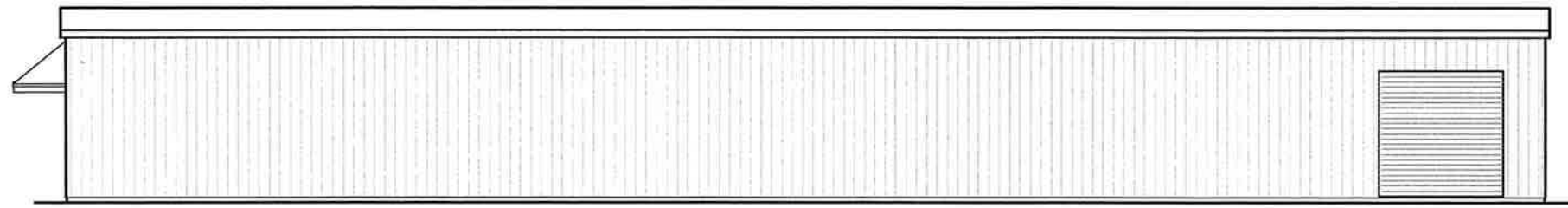
**LANDSCAPE OPEN SPACE:**

LOT AREA: 28,275 S.F.  
 LANDSCAPE OPEN SPACE AREA: 4,242 S.F.  
 PROPOSED LANDSCAPE AREA: 15.00%  
 MINIMUM LANDSCAPE AREA: 5.00%

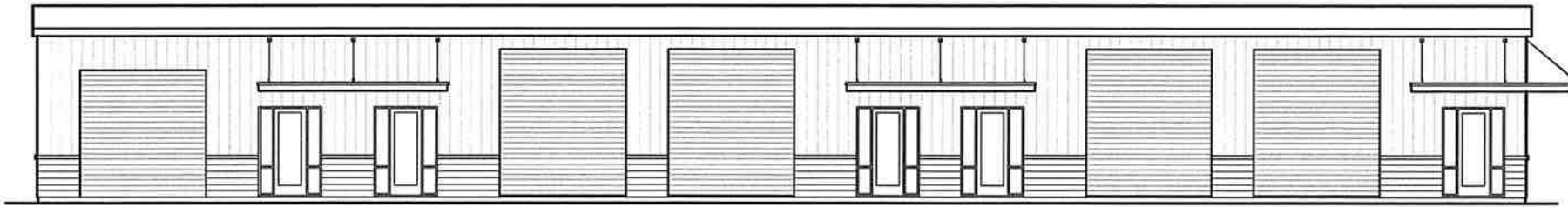


SITE PLAN 1" = 30'-0"

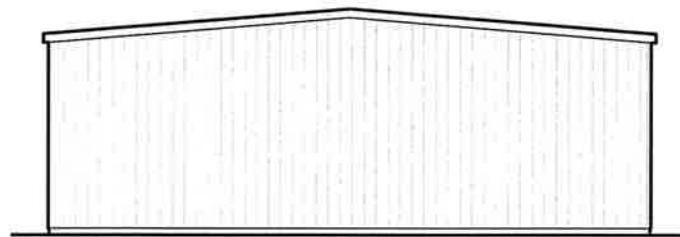
|  |              |      |    |
|--|--------------|------|----|
| Revision   |              | Date | By |
|  |              |      |    |
| <b>GREGORY A. PEITZ ARCHITECT</b>  |              |      |    |
| 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719   |              |      |    |
| COMMERCIAL WAREHOUSE<br>FOR: BILL GRAY<br>AT: 160 ERMA COURT - CHICO, CA<br>APN: 039-430-171 |              |      |    |
|  |              |      |    |
| GRAY WAREHOUSE   |              |      |    |
| Date   | JUNE 2, 2022 |      |    |
| Reviewed   | GP           |      |    |
| Drawn  | LH, JD       |      |    |
| Alt  | 22-2454      |      |    |
| Sheet  | ARB1         |      |    |



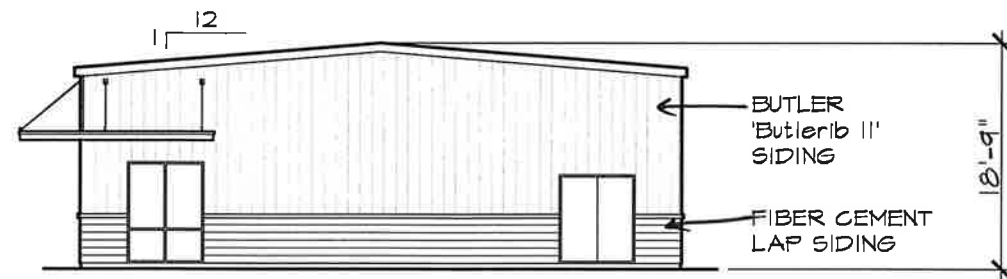
SOUTH ELEVATION 1/16" = 1'-0"



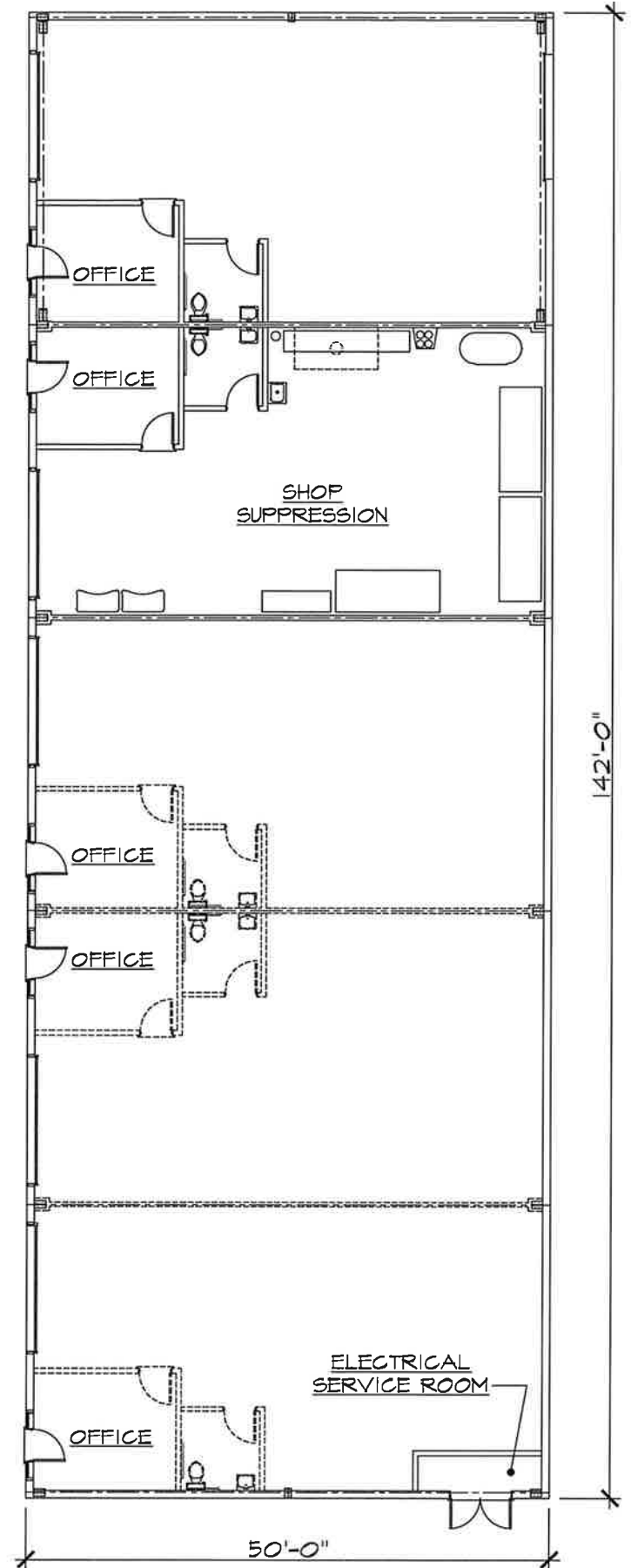
NORTH ELEVATION 1/16" = 1'-0"



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



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



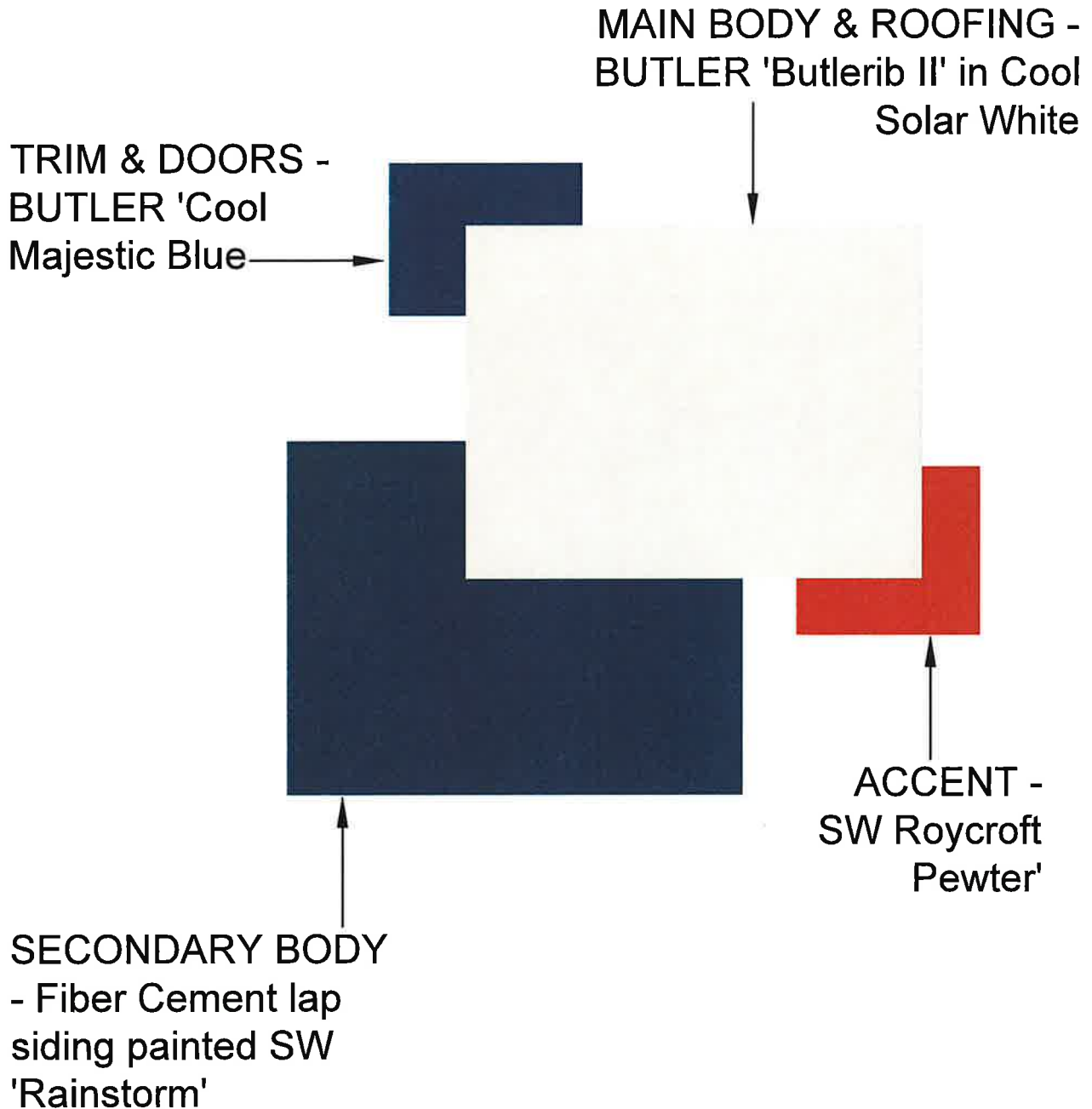
FLOOR PLAN 1/16" = 1'-0"

|  |              |    |
|--|--------------|----|
| Revision   | Date         | By |
|  |              |    |
| <b>GREGORY A. PEITZ</b><br><b>ARCHITECT</b><br><small>383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719</small>         |              |    |
| <b>COMMERCIAL WAREHOUSE</b><br><b>FOR: BILL GRAY</b><br><b>AT: 160 ERMA COURT - CHICO, CA</b><br><b>APN: 039-430-171</b> |              |    |
|  |              |    |
| <b>GRAY WAREHOUSE</b>  |              |    |
| Date   | JUNE 2, 2022 |    |
| Reviewed   | GP           |    |
| Drawn  | LH, JD       |    |
| Job  | 22-2454      |    |
| Sheet  | ARB2         |    |
| Of   | Sheets       |    |



# COMMERCIAL WAREHOUSE

160 ERMA COURT, CHICO



COMMERCIAL BUILDING PARKING

PREPARED FOR: **BILL GRAY**  
 160 ERMA COURT  
 CHICO, CA 95928  
 (530) 343-9600

PREPARED BY: **L & C LANDSCAPE, INC.**  
 40 SEVILLE COURT - SUITE 110  
 CHICO, CA 95928  
 (530) 342-3082  
 LIC. NO. 915255

Reviewed By: \_\_\_\_\_  
 City of Chico Plan Check Assignee

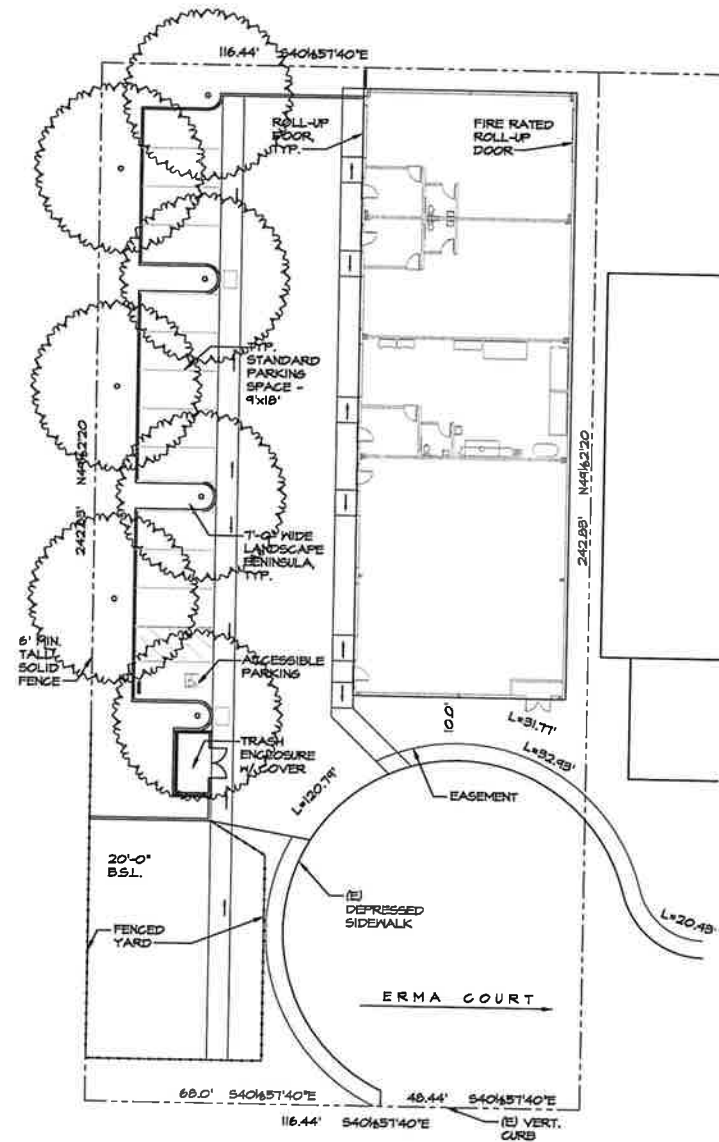
Approved By: \_\_\_\_\_  
 Planning Department  
 City of Chico, California

Date: \_\_\_\_\_

# WAREHOUSE for: BILL GRAY COMMERCIAL BUILDING PLAN LANDSCAPE DOCUMENTS PACKAGE



VICINITY MAP  
 NOT TO SCALE



SITE PLAN - PARCEL MAP

SCALE 1" = 20'-0"



SHEET INDEX

| TITLE  | SHEET NO. |
|--|-----------|
| COVER SHEET & INDEX<br>LDP CHECKLIST   | L-0       |
| LANDSCAPE IRRIGATION PLAN:<br>IRRIGATION PLAN<br>MAWA / ETWU WORKSHEET<br>EQUIPMENT/MATERIALS LEGEND                                   | L-1       |
| LANDSCAPE PLANTING PLAN:<br>LANDSCAPE PLANTING PLAN<br>PLANT LIST  | L-2       |
| NOTES, DETAILS & SPECIFICATIONS :<br>GENERAL LANDSCAPE NOTES<br>IRRIGATION DETAILS<br>LANDSCAPE PLANTING DETAILS<br>SHADE CALCULATIONS | L-3       |

AREAL CALCULATIONS

- TOTAL PKG.LOT LANDSCAPE AREA = 2,656 SF
- TOTAL PARKING/BACK-OUT AREA = 6,272 SF
- PERCENTAGE LANDSCAPE AREA TO PARKING = 42%
- PKG.LOT LANDSCAPE AREA = 2,656 SF
- ENTRY LANDSCAPE AREA = 872 SF
- SOUTH PROP. LINE LANDSCAPE AREA = 714 SF
- TOTAL OF ALL LANDSCAPE AREAS = 4,242 SF
- TOTAL LOT SIZE AREA = .6491 AC = 28,275 SF
- PERCENTAGE LANDSCAPE AREA TO LOT SIZE = 15.0%
- TOTAL TREE CANOPY SHADE AREA = 3,618 SF
- TOTAL PARKING/BACK-OUT AREA = 6,272 SF
- PERCENTAGE LANDSCAPE AREA TO PARKING = 57.7%

LANDSCAPE DOCUMENTATION PACKAGE  
 (LDP) CHECKLIST (DESIGN)

| CHECK BOX                           | DESCRIPTION  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | DATE: 05-23-2022   |
| <input checked="" type="checkbox"/> | PROJECT APPLICANT: BILL GRAY   |
| <input checked="" type="checkbox"/> | PROJECT ADDRESS (INCLUDING PARCEL NUMBER): AP# 039-430-171<br>160 ERMA COURT, CHICO CA 95928   |
| <input checked="" type="checkbox"/> | TOTAL LANDSCAPE AREA (IN SQUARE FEET): 3,528 SF  |
| <input checked="" type="checkbox"/> | PROJECT TYPE (NEW)   |
| <input checked="" type="checkbox"/> | WATER SUPPLY TYPE AND NAME OF LOCAL WATER PURVEYOR: CAL-WATER  |
| <input checked="" type="checkbox"/> | CHECKLIST OF ALL DOCUMENTS IN THE LDP  |
| <input checked="" type="checkbox"/> | CONTACT INFORMATION FOR THE APPLICANT AND PROPERTY OWNER:<br>APPLICANT (PROJECT OWNER):<br>BILL GRAY<br>PROPERTY OWNER:<br>BILL GRAY   |
| <input checked="" type="checkbox"/> | "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."<br>APPLICANT SIGNATURE _____ DATE _____  |
| <input checked="" type="checkbox"/> | WATER EFFICIENT LANDSCAPE WORKSHEET INCLUDING:<br>1) HYDROZONE INFORMATION ON PLANT LIST, SHEET L-2<br>2) WATER BUDGET CALCULATIONS INCLUDING: L-1<br>a. MAX APPLIED WATER ALLOWANCE (MAWA)<br>b. ESTIMATED TOTAL WATER USE (ETWU) |
| <input checked="" type="checkbox"/> | SOILS MANAGEMENT REPORT: GREG PEITZ -- ARCHITECT   |
| <input checked="" type="checkbox"/> | LANDSCAPE PLANTING DESIGN PLAN: SHEET L-2  |
| <input checked="" type="checkbox"/> | LANDSCAPE IRRIGATION DESIGN PLAN: SHEET L-1  |
| <input checked="" type="checkbox"/> | GRADING DESIGN PLAN: SEE PLANS BY ROLLS ANDERSON ROLLS   |

PLOT DATE: 05/23/2022  
 REVISIONS:  
 DATE MARK NOTE



TITLE: COVER SHEET - TITLE PAGE - SITE PLAN

PROJECT: NEW WAREHOUSE -for- BILL GRAY  
 160 ERMA COURT  
 CHICO, CA 95928

SCALE: AS SHOWN

JOB NO: 22-171

DRAWN BY: AW/TK

SHEET  
**L-0**

OF 4

**IRRIGATION EQUIPMENT & MATERIALS LEGEND**

| SYMBOL | DESCRIPTION                                | MFG                | MODEL NO.              | NOZZLE GPM @ 30 PSI | REMARKS   |
|--------|--|--------------------|------------------------|---------------------|---|
|        | STATION NUMBER<br>RCV SIZE<br>GPM per zone |                    |                        |                     |   |
|        | REMOTE CONTROL VALVE (RCV)                 | HUNTER             | ICV-101-G - 1"         |                     | INSTALL PER DETAIL ON SHEET L-3                                 |
|        | ISOLATION BALL VALVE                       | LANDSCAPE PRODUCTS | LINE SIZE - 1"         |                     | INSTALL PER DETAIL ON SHEET L-3                                 |
|        | CONTROLLER                                 | WEATHERMATIC       | SL-1800                |                     | SURFACE MOUNT TO BLDG. WALL<br>SEE DETAIL ON SHEET L-3          |
|        | IRRIGATION MAIN LINE                       | APACHE             | SCH 40 PVC - 1"        |                     | SOLVENT WELD JOINT  |
|        | LATERAL PIPING                             | APACHE             | SCH 40 PVC - 1" & 3/4" |                     | SOLVENT WELD JOINT  |
|        | DRIPPERLINE                                | LANDSCAPE PRODUCTS | LP-710                 |                     | BLANK DRIP TUBING w/ EXTERNAL<br>EMITTERS LP-2.0 GPH-PC (RED)   |
|        | PVC TO DRIP LINE CONNECTION                | LANDSCAPE PRODUCTS | 1800 RETRO DRIP KIT    |                     | INSTALL IN PLASTIC DRIP BOX                                     |
|        | CONTROL WIRE BUNDLE                        | PAIGE OR EQ.       | 18/5 COPPER WIRE       |                     | INSTALL BESIDE MAIN LINE;<br>LOOP IN VALVE BOXES                |
|        | BACKFLOW PREVENTER                         | 1" WILKINS         | 975-XL                 |                     | INSTALL PER DETAIL ON SHEET L-3<br>WRAP w/ WEATHERPROOF BLANKET |

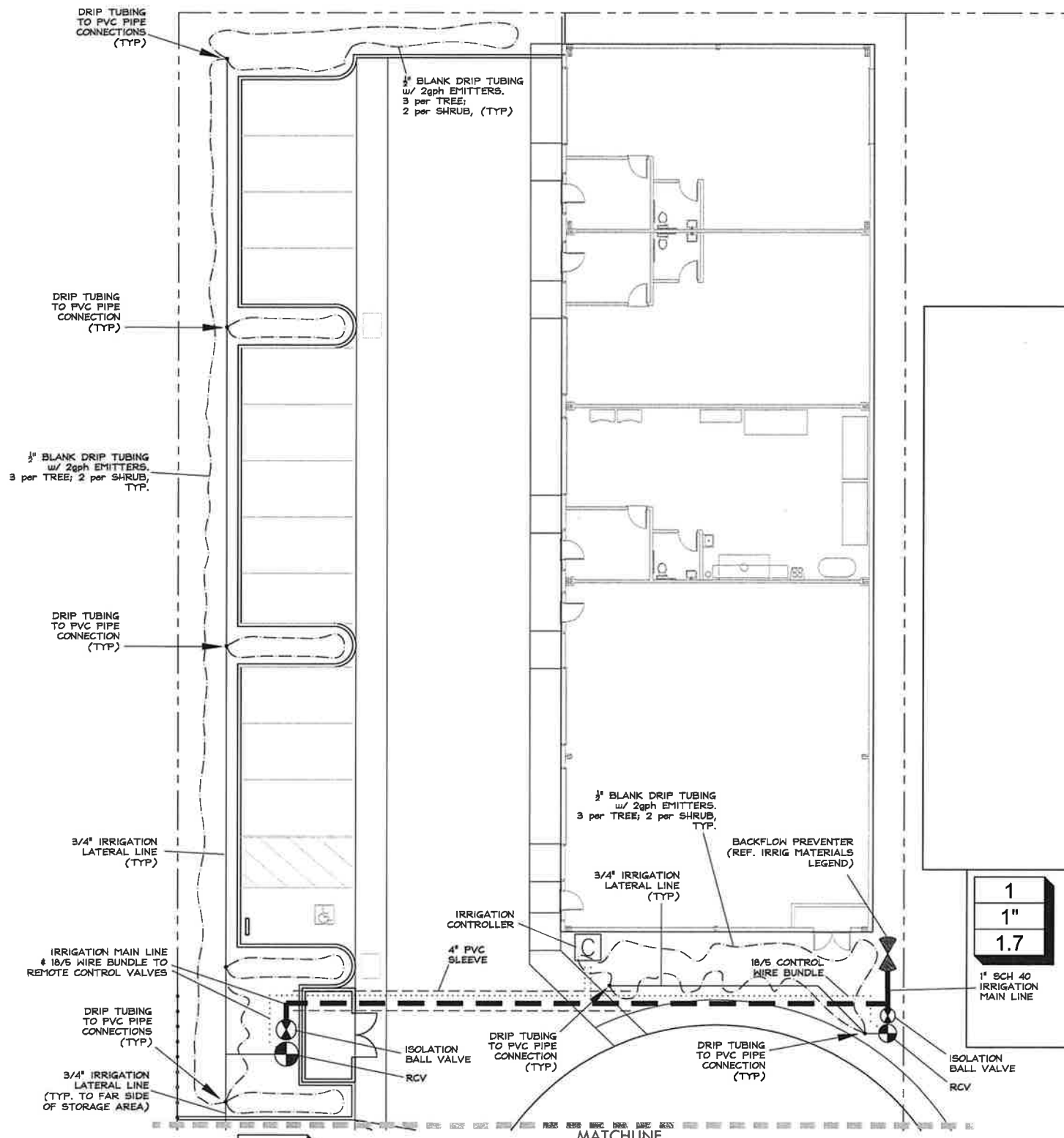
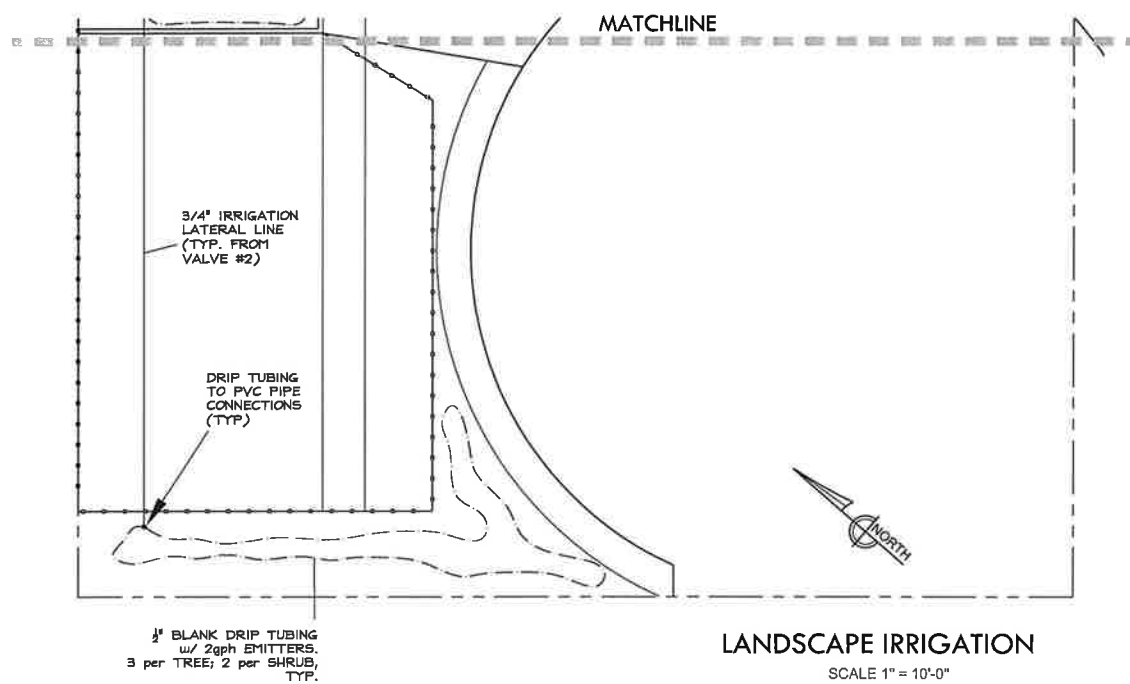
**WATER EFFICIENT LANDSCAPE WORKSHEET**

Reference Evapotranspiration (ET<sub>o</sub>) = 51.7

| Hydrozone # / Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (sq ft) | ETAF x Area                            | Estimated Total Water Use (ETWU) |
|------------------------------------|-------------------|-------------------|----------------------------|--------------|------------------------|--|----------------------------------|
| <b>Regular Landscape Areas</b>     |                   |                   |                            |              |                        |  |                                  |
| Low / Mixed (P.Lot)                | 0.3               | Drip              | 0.81                       | 0.37         | 2,656                  | 983                                    | 31,509                           |
| Low / Mixed (Entry)                | 0.3               | Drip              | 0.81                       | 0.37         | 872                    | 323                                    | 10,553                           |
| Low / Mixed (South)                | 0.3               | Drip              | 0.81                       | 0.37         | 714                    | 264                                    | 8,482                            |
| Totals                             |                   |                   |                            |              | 4,242                  | 1,570                                  |                                  |
| <b>Special Landscape Areas</b>     |                   |                   |                            |              |                        |  |                                  |
| Totals                             |                   |                   |                            |              | N/A                    | N/A                                    |                                  |
| <b>ETWU/MAWA TABLE</b>             |                   |                   |                            |              |                        | ETWU Total                             | 50,310                           |
|                                    |                   |                   |                            |              |                        | Maximum Allowed Water Allowance (MAWA) | 61,188                           |

Where ETWU = (ET<sub>o</sub>) x (0.82) x (ETAF) x (LA)  
Where ETAF = PF/IE  
Where MAWA = (ET<sub>o</sub>) (0.82) [(ETAF x LA) + ((1-ETAF) x SLA)]  
Where ETAF = 0.55 for residential; = 0.45 for non-residential

Where ETWU = (51.7) x (0.82) x (0.37) x (4,242) = 50,310  
Where MAWA = (51.7) (0.82) [(0.45 x 4,242) + ((1-0.45) x 0)] = 61,188



|     |
|-----|
| 1   |
| 1"  |
| 1.7 |

|     |
|-----|
| 2   |
| 1"  |
| 5.1 |

PLOT DATE: 05/23/2022

| REVISIONS: | DATE | MARK | NOTE |
|------------|------|------|------|
|            |      |      |      |

**NIVIBS**  
 BUTLER  
 NORTH VALLEY BUILDING SYSTEMS  
 430 SEVILLE CT.  
 CHICO, CA 95928  
 PHONE (530) 345-7296

**LANDSCAPE IRRIGATION PLAN**  
 PROJECT: NEW WAREHOUSE -for- BILL GRAY  
 160 ERMA COURT  
 CHICO, CA 95928

|           |                           |
|-----------|---------------------------|
| TITLE:    | LANDSCAPE IRRIGATION PLAN |
| SCALE:    | AS SHOWN                  |
| JOB NO.:  | 22-171                    |
| DRAWN BY: | AW/TK                     |

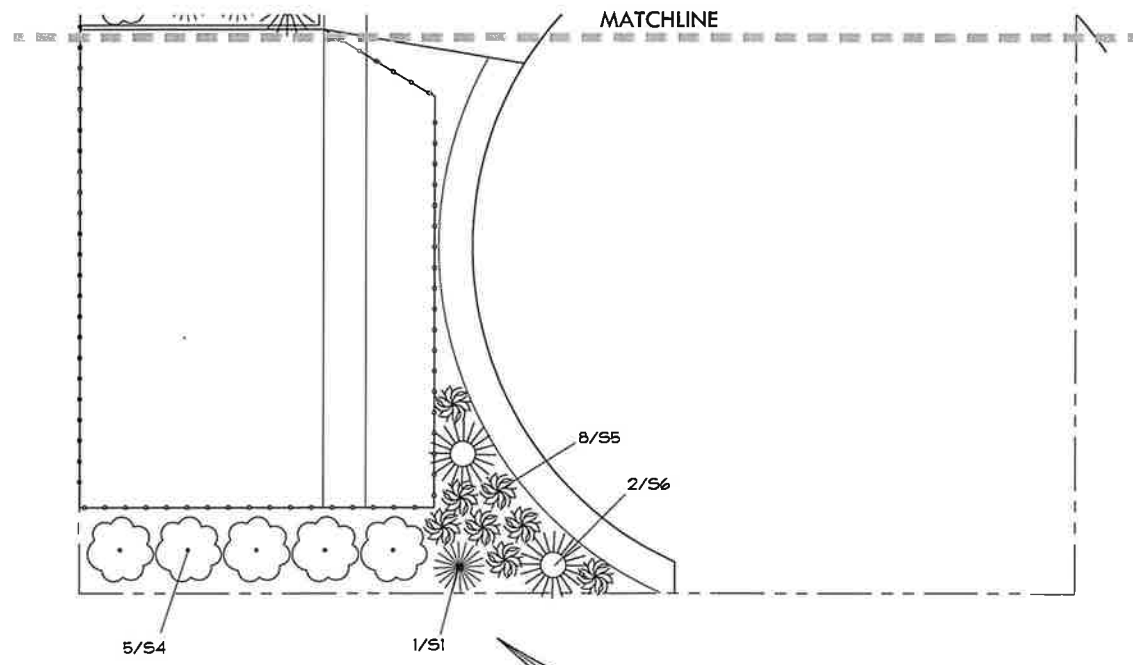
SHEET  
**L-1**  
 OF 4

**LANDSCAPE IRRIGATION**  
 SCALE 1" = 10'-0"

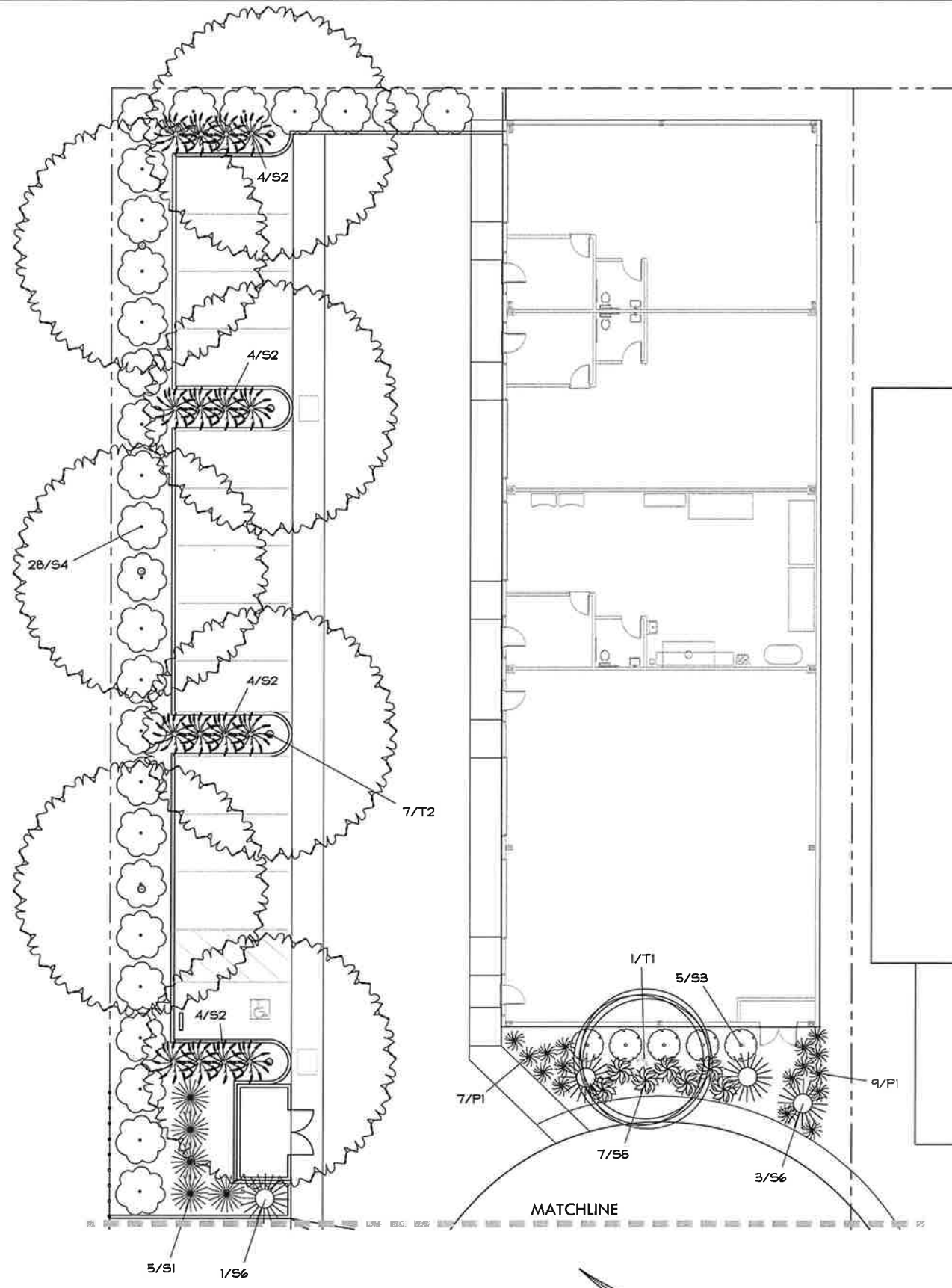
PLANT LIST

| KEY               | BOTANICAL / COMMON NAME                            | QUANT. | SIZE   | REMARKS              | HYDROZONE | EMITTERS PER |
|-------------------|--|--------|--------|----------------------|-----------|--------------|
| <b>TREES</b>      |  |        |        |                      |           |              |
| T1                | LAGERSTROEMIA INDICA 'TUSCARORA'<br>CRAPE MYRTLE   | 1      | 15 GAL | 20' H - 44' W        | L         | 3            |
| T2                | PISTACIA CHINENSE<br>CHINESE PISTACHE              | 7      | 15 GAL | 20' H - 44' W        | L         | 3            |
| <b>SHRUBS</b>     |  |        |        |                      |           |              |
| S1                | CALLISTEMON V. 'LITTLE JOHN'<br>DWARF BOTTLEBRUSH  | 6      | 5 GAL  | 2'-3' H EQ. SPREAD   | L         | 2            |
| S2                | DIETES (MORAEA IRIDIODES)<br>FORTNIGHT LILY        | 16     | 5 GAL  | 2'-4' H EQ. SPREAD   | L         | 2            |
| S3                | NANDINA DOM. 'GULF STREAM'<br>HEAVENLY BAMBOO      | 5      | 5 GAL  | 8'-10' H EQ. SPREAD  | L         | 2            |
| S4                | NERIUM OLEANDER 'CHERRY RIPE'<br>HOT PINK OLEANDER | 33     | 5 GAL  | 8'-10' H EQ. SPREAD  | L         | 2            |
| S5                | ROSA 'CARPER ROSE'<br>WHITE CARPET ROSE            | 15     | 5 GAL  | 4'-6' H - EQ. SPREAD | L         | 2            |
| S6                | SALVIA 'HOT LIPS'<br>SAGE                          | 6      | 5 GAL  | 4'-6' H - EQ. SPREAD | L         | 2            |
| <b>PERENNIALS</b> |  |        |        |                      |           |              |
| P1                | TULBAGHIA VIOLACEA<br>SOCIETY GARLIC               | 16     | 1 GAL  | 2' H - EQ. SPREAD    | L         | 1            |

INSTALL PLANTS per DETAILS on SHEET L-3 for TREES & SHRUBS



LANDSCAPE PLANTINGS  
SCALE 1" = 10'-0"



LANDSCAPE PLANTINGS  
SCALE 1" = 10'-0"

REVISIONS:

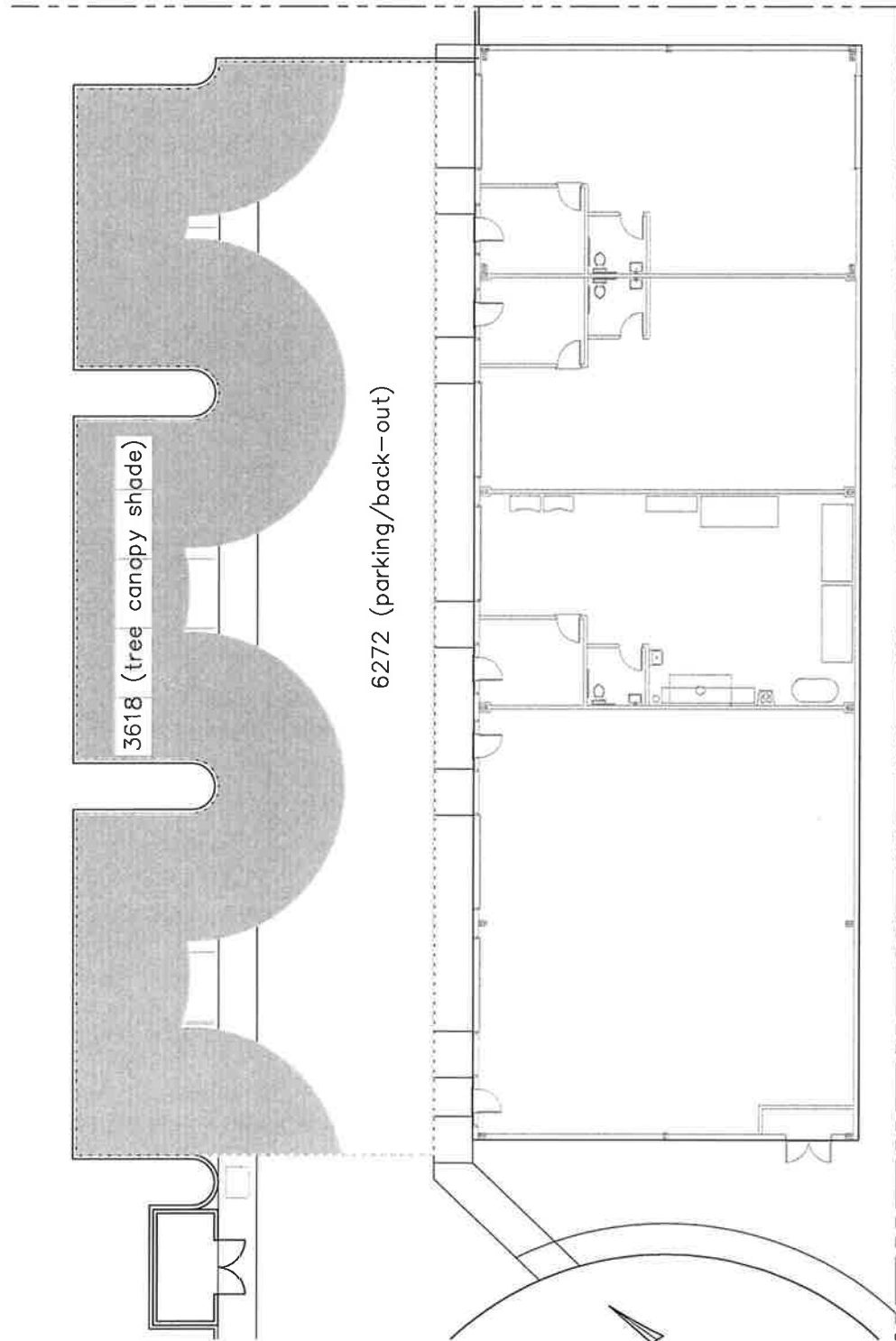
| DATE | MARK | NOTE |
|------|------|------|
|      |      |      |
|      |      |      |
|      |      |      |

**NIVIBS**  
 NORTH VALLEY BUILDING SYSTEMS  
 330 SEVILLE CT.  
 CHICO, CA 95928  
 PHONE (530) 345-7296

TITLE: **LANDSCAPE PLANTING PLAN**  
 PROJECT: **NEW WAREHOUSE -for- BILL GRAY**  
 160 ERMA COURT  
 CHICO, CA 95928

SCALE: **AS SHOWN**  
 JOB NO: **22-171**  
 DRAWN BY: **AW/TK**

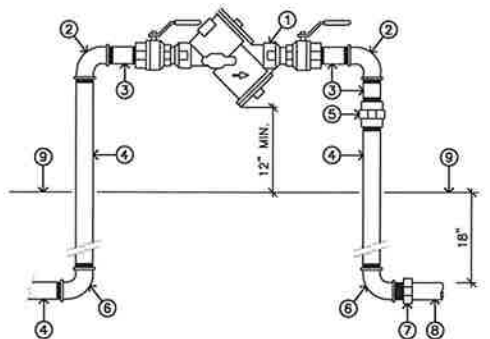
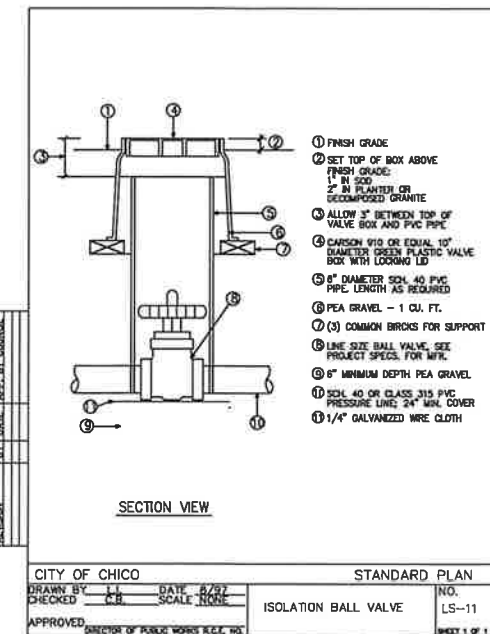
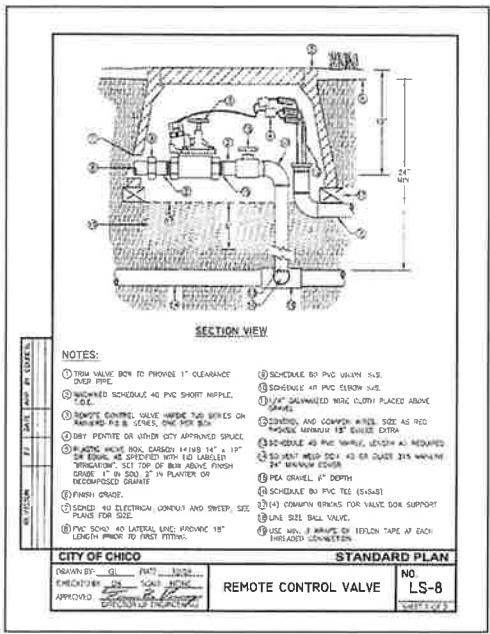
SHEET  
**L-2**  
 OF 4



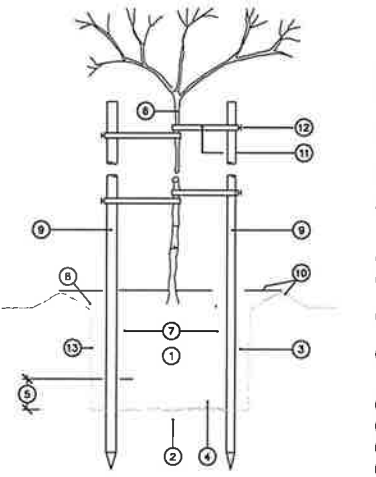
TREE CANOPY SHADE CALCULATIONS  
SCALE 1" = 10'-0"

GENERAL LANDSCAPE NOTES

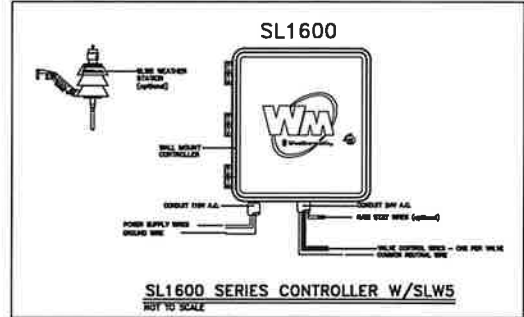
1. GENERAL CONTRACTOR SHALL PROVIDE POINTS-OF-CONNECTION FOR IRRIGATION BACKFLOW UNIT (WATER) AND IRRIGATION CONTROLLER (ELECTRICAL). G/C SHALL ALSO PROVIDE SLEEVING UNDER DRIVEWAYS & CONCRETE, w/ 4" PVC SLEEVES.
2. IRRIGATION PLAN IS DIAGRAMMATIC. ELEMENTS MAY BE SHOWN IN HARDSCAPE AREAS FOR CLARITY. LOCATE MAJOR IRRIG. ELEMENTS IN PLANTER AREAS AWAY FROM NEW TREES/SHRUBS AS IS POSSIBLE. LANDSCAPE CONTRACTOR SHALL INSTALL IRRIGATION MAIN LINE, REMOTE CONTROL VALVES (2), IRRIGATION CONTROLLER, AND BLANK DRIP IRRIGATION TUBING w/ EXTERNAL EMITTERS. ALL NEW TREES/SHRUBS WITHIN PROJECT AREA SHALL RECEIVE DRIP IRRIGATION. DRIP TUBING SHALL BE BURIED 3"-4" DEEP AND PINNED WHERE NECESSARY.
3. LANDSCAPE CONTRACTOR SHALL REPLACE THE PLANT BACKFILL SOIL w/ A CUSTOM BLEND PREMIUM PLANTING MIX (per SUTHERLAND LANDSCAPE CENTER (530-893-4531), # 6-24-24 FERTILIZER.
4. ALL LANDSCAPE PLANTING AREAS SHALL RECEIVE A 2"-3" THICK LAYER OF 'WALK-ON' FIR BARK MULCH, OVER AN APPLICATION OF PRE-EMERGENCE HERBICIDE.



BACKFLOW PREVENTER & ENCLOSURE NTS



TYPICAL ON-SITE TREE PLANTING DETAIL NTS



TYP. SHRUB, PERENNIAL, VINE, GC PLNT'G DETAIL (ALL CONTAINER SIZES) NTS

REVISIONS:

| NO. | DATE | MARK | NOTE |
|-----|------|------|------|
|     |      |      |      |
|     |      |      |      |
|     |      |      |      |

PLANT DATE: 05/23/2022

**NIVIBS**  
BUTLER  
NORTH VALLEY BUILDING SYSTEMS  
1170 COLLETT AVENUE  
CHICO, CA 95928  
PHONE (530) 345-7296

SPECIFICATIONS / DETAILS

PROJECT: NEW WAREHOUSE -for- BILL GRAY  
160 ERMA COURT  
CHICO, CA 95928

TITLE: AS SHOWN  
JOB NO: 22-171  
DRAWN BY: AW/TK

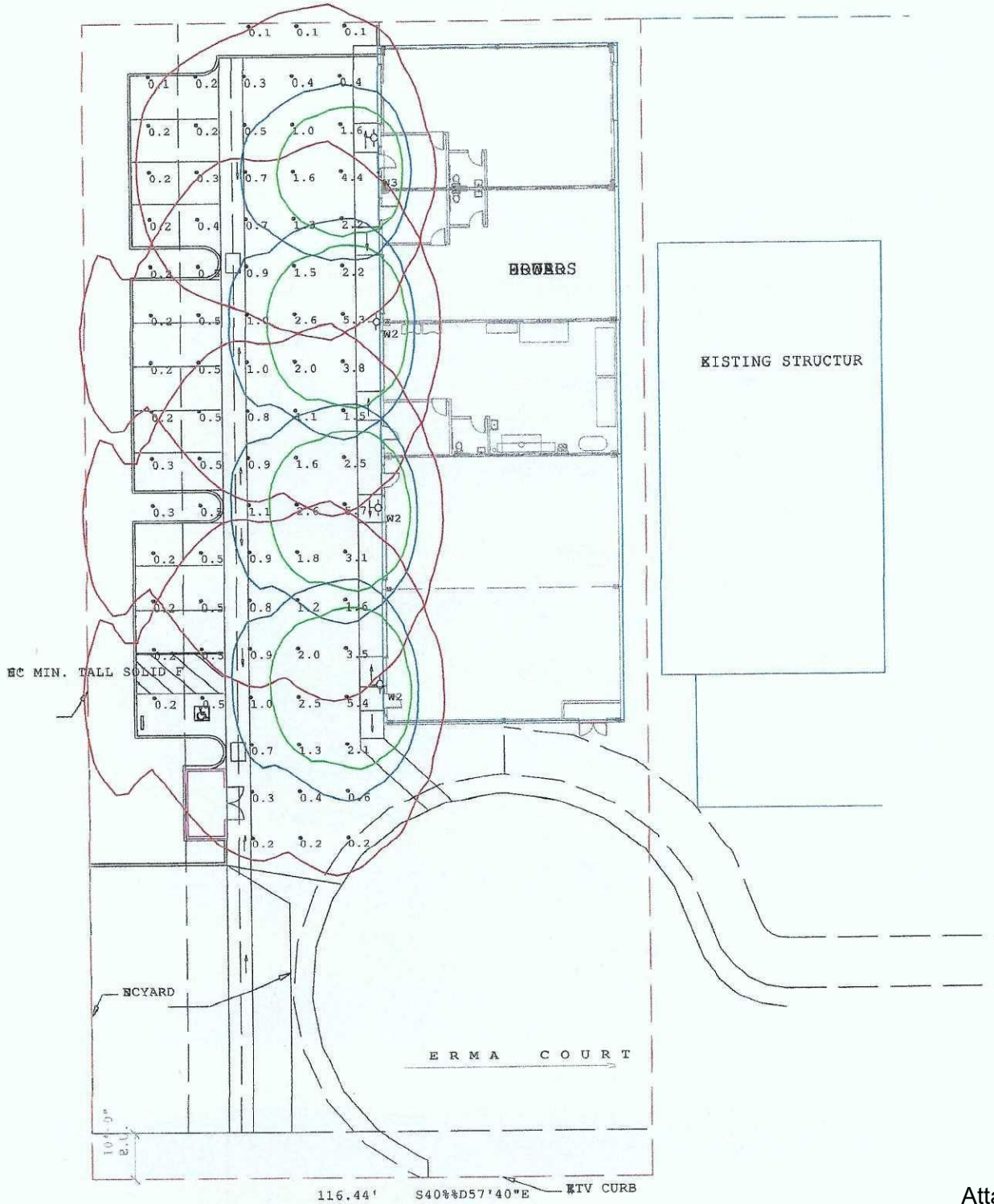
SHEET

L-3

OF 4

| Luminaire Schedule |     |       |             |                    | SLP | Luminaire Lumens | Luminaire Watts | Total Watts |
|--------------------|-----|-------|-------------|--------------------|-----|------------------|-----------------|-------------|
| Symbol             | Qty | Label | Arrangement | Description        | Tag |                  |                 |             |
| M                  | 1   | #3    | Single      | WP2LED34L-7400-RWS |     | 0.900            | 3472            | 21.2        |
| W                  | 3   | #2    | Single      | WP2LED49S-7400-RWS |     | 0.900            | 3685            | 32.5091     |

| Calculation Summary             |             |       |      |
|---------------------------------|-------------|-------|------|
| Label                           | CalcType    | Units | Avg  |
| ERMA CT WAREHOUSE SITE LIGHTING | Illuminance | Fc    | 1.18 |
| ERMA CT WAREHOUSE SITE LIGHTING | Illuminance | Fc    | 0.10 |





For Approval:

For Record:

### Submittal

To:

**Project: Commercial Warehouse**

Job #: 67474  
Quoter: Katen Burgess  
Project Mgr:  
Printed By: Katen Burgess

| Type | Quantity | Description        | Manufacturer |
|------|----------|--------------------|--------------|
| W3   | 1        | WP2LED34L-740U-MVS | RAB ELEC     |
| W2   | 3        | WP2LED49L-740U/MVS | RAB ELEC     |

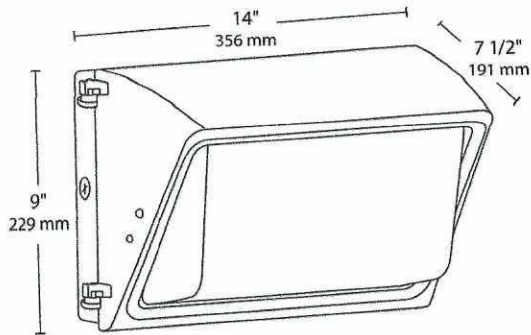
**From:**  
 110 NORTH COAST ELECTRIC  
 MAIN PHONE  
 206-436-4444  
 2424 - 8TH AVENUE S.  
 P.O. BOX 80566 (98108)  
 SEATTLE, WA 98134-2005

7/13/2022 11:03:20 AM

# WP2LED49L-740U/MVS



## Dimensions



## Features

- Affordable wall pack with traditional look
- Ultra-high efficacy
- Covers footprint of mid-size HID wall packs
- 100,000-Hour LED lifespan

## Ordering Matrix

| Family | Lumen Pack Wattage                             | CRI/Color Temp  | Finish                      | Voltage  | Options  |
|--------|--|---|-----------------------------|--|--|
| WP2LED | 49L  | -   | 740                         | U  | /MVS   |
|        | 34L = 3400lumens, 23W<br>49L = 4900lumens, 34W | 750 = 70 CRI, 5000K<br>740 = 70 CRI, 4000K<br>730 = 70 CRI, 3000K | Blank = Bronze<br>W = White | U = 120-277V, 0-10V Dimming<br>H = 480V, 0-10V Dimming | Blank = No Options<br>/PCU = 120-277V Button Photocell<br>/PCS = 120V Swivel Photocell<br>/PCS2 = 208V-277V Swivel Photocell<br>/PCS4 = 480V Swivel Photocell<br>/MVS = Microwave Motion Sensor<br>/E2 = 120-277V Battery Backup<br>/LC = Lightcloud® Controller |

Need help? Tech help line: (888) 722-1000 Email: [sales@rablighting.com](mailto:sales@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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**Technical Specifications (continued)**

**Electrical**

**Drivers:**

Constant Current, 120-277V, 50/60 Hz, 120V: 0.29A, 208V: 0.17A, 240V: 0.15A, 277V: 0.13A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

5.89% at 120V, 3.92% at 277V

**Power Factor:**

99.5% at 120V, 93.6% at 277V

**Surge Protection:**

2.5kV

**Note:**

All values are typical (tolerance +/- 10%)

**Other**

**Equivalency:**

Equivalent to 150W Metal Halide

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) 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](http://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.

**Sensor Specifications**

**Microwave Motion Sensor:**

Microwave based technology occupancy sensor that automatically affect the operation of lighting equipment based upon detecting the presence or absence of people in a space.

**Capacitance Load:**

400VA at 120VAC, 800VA at 230VAC, 1000VA at 277VAC

**Operating Temperature:**

-20°C to +60°C (-4°F to +140°F)

**Relay:**

Zero-cross relay

**Maximum Mounting Height:**

16.4 feet

**Customizable Detection Area:**

10, 50, 75 or 100%

**Time Delay:**

5s, 30s, 1min, 5min, 10min, 20min, 30min

**Cut Off Period:**

0s, 10s, 1min, 5min, 10min, 30min, 1hr, Bi-Level

**Cut-Off Dimming level:**

10, 20, 30, 50%

**Cut-Off Power:**

Less than 1W

**Daylight Threshold:**

About .2-5 fc for disabled

**Sensor Principle:**

High Frequency

**Microwave Frequency:**

5.8GHz +/- 75MHz

**Microwave Power:**

<0.2mW

**Max Detection Range:**

26 ft. diameter at 16 ft. mounting height

**Detection Angle:**

About 30 to 150 degrees

**Remote Control:**

Adjust settings using remote control (catalog# MVSREM). Only available with 0-10V dimming driver options. [Remote control available here.](#)

# WP2LED49L-740U/MVS



Color: Bronze

Weight: 9.4 lbs

Project:

Type:

Prepared By:

Date:

### Driver Info

| Type        | Constant Current |
|-------------|------------------|
| 120V        | 0.29A            |
| 208V        | 0.17A            |
| 240V        | 0.15A            |
| 277V        | 0.13A            |
| Input Watts | 32.5W            |

### LED Info

|                |                 |
|----------------|-----------------|
| Watts          | 34W             |
| Color Temp     | 4000K (Neutral) |
| Color Accuracy | 72 CRI          |
| L70 Lifespan   | 100,000 Hours   |
| Lumens         | 5,084           |
| Efficacy       | 156.4 lm/W      |

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for wet locations

#### 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.

#### 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: PBYZNT6S

### Performance

#### Lifespan:

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

### LED Characteristics

#### LEDs:

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

### Construction

#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

40°C (104°F)

#### Housing:

Die-cast aluminum

#### Reflector:

Aluminum alloy

#### Lens:

Glass

### Gaskets:

High-temperature silicone gaskets

### Mounting:

Surface mount

### Finish:

Formulated for high durability and long-lasting color

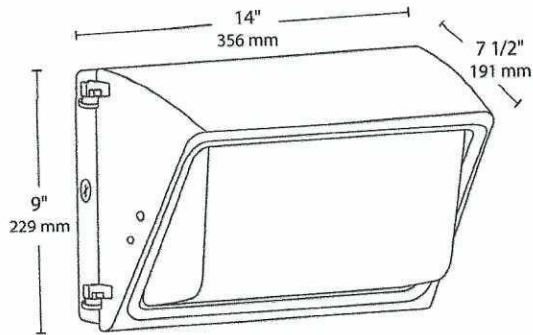
### Green Technology:

Mercury and UV free. RoHS-compliant components.

# WP2LED34L-740U/MVS



### Dimensions



### Features

- Affordable wall pack with traditional look
- Ultra-high efficacy
- Covers footprint of mid-size HID wall packs
- 100,000-Hour LED lifespan

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**Technical Specifications (continued)**

**Electrical**

**Drivers:**

Constant Current, 120-277V, 50/60 Hz, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

10% at 120V, 14.55% at 277V

**Power Factor:**

99.1% at 120V, 91.2% at 277V

**Surge Protection:**

2kV

**Note:**

All values are typical (tolerance +/- 10%)

**Other**

**Equivalency:**

Equivalent to 70W Metal Halide

**Warranty:**

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Microwave based technology occupancy sensor that automatically affect the operation of lighting equipment based upon detecting the presence or absence of people in a space.

**Capactance Load:**

400VA at 120VAC, 800VA at 230VAC, 1000VA at 277VAC

**Operating Temperature:**

-20°C to +60°C (-4°F to +140°F)

**Relay:**

Zero-cross relay

**Maximum Mounting Height:**

16.4 feet

**Customizable Detection Area:**

10, 50, 75 or 100%

**Time Delay:**

5s, 30s, 1min, 5min, 10min, 20min, 30min

**Cut Off Period:**

0s, 10s, 1min, 5min, 10min, 30min, 1hr, Bi-Level

**Cut-Off Dimming level:**

10, 20, 30, 50%

**Cut-Off Power:**

Less than 1W

**Daylight Threshold:**

About .2-5 fc for disabled

**Sensor Principle:**

High Frequency

**Microwave Frequency:**

5.8GHz +/- 75MHz

**Microwave Power:**

<0.2mW

**Max Detection Range:**

26 ft. diameter at 16 ft. mounting height

**Detection Angle:**

About 30 to 150 degrees

**Remote Control:**

Adjust settings using remote control (catalog# MVSREM). Only available with 0-10V dimming driver options. [Remote control available here.](#)



Color: Bronze

Weight: 9.4 lbs

Project:

Type:

Prepared By:

Date:

**Driver Info**

| Type              | Constant Current |
|-------------------|------------------|
| 120V              | 0.19A            |
| 208V              | 0.11A            |
| 240V              | 0.10A            |
| 277V              | 0.09A            |
| Input Watts 21.2W |                  |

**LED Info**

|                |                 |
|----------------|-----------------|
| Watts          | 23W             |
| Color Temp     | 4000K (Neutral) |
| Color Accuracy | 72 CRI          |
| L70 Lifespan   | 100,000 Hours   |
| Lumens         | 3,472           |
| Efficacy       | 163.8 lm/W      |

**Technical Specifications**

**Compliance**

**UL Listed:**

Suitable for wet locations

**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.

**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: P7ANI2ZU

**Performance**

**Lifespan:**

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

**LED Characteristics**

**LEDs:**

Multip-chip, high-output, long-life LEDs

**Construction**

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

40°C (104°F)

**Housing:**

Die-cast aluminum

**Reflector:**

Aluminum alloy

**Lens:**

Glass

**Gaskets:**

High-temperature silicone gaskets

**Mounting:**

Surface mount

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.