DATE: May 23, 2017

TO: Architectural Review and Historic Preservation Board

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

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

RECOMMENDATION

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-21 (Veteran's Administration Outpatient Clinic), subject to the recommended conditions.

BACKGROUND

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

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

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

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

The landscape plan calls for a mix of native species and showy trees planted in patterns that relate to the organization of the site design (see Attachment E, Landscape Plans). Bio-swales and dry creek beds are included along street frontage areas to convey runoff and meet Low
Impact Development (LID) requirements. Plans indicate that parking lot shading is projected to achieve nearly 75 percent coverage in the future. However, staff notes that certain areas are omitted from the calculation that will likely lower the shading calculation to roughly 60 percent. Detailed landscape drawings are provided featuring plantings planned at the main vehicular entrance, and showing the concept for improving the parkway strip along the extension of Concord Avenue.

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

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

DISCUSSION

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

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

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

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. The EIR included several mitigation measures that apply to the proposed development, which are provided as Attachment L, and referenced in the recommended conditions of approval.
Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

**Architectural Review**

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

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

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

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

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

3. **The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.**

   The design, materials and colors of the proposed new building are anticipated to be visually compatible with future surrounding development in this CORE area of Meriam Park. Exterior equipment will be properly screened from view by roof parapets and the building itself.
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.

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

5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

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

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-21 (VA Outpatient Clinic).

2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

3. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b, which are incorporated herein by reference.

PUBLIC CONTACT

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

ATTACHMENTS
A. Vicinity Map
B. Subdivision Map
C. Architect’s Narrative
D. Site Plan (2 sheets)
E. Landscape Plans (5 sheets)
F. Building Elevations (3 sheets)
G. Color Perspectives (4 sheets)
H. Signage
I. Material Specifications (5 pages)
J. Lighting Details (16 pages)
K. VA Outpatient Clinic Building Type
L. Meriam Park EIR Mitigation Measures (4 pages)

DISTRIBUTION
Mike Sawley, Senior Planner
Files: AR 17-21
Hamstra Group, 12028 North 200 West, Wheatfield, IN 46392
Flatfoot, LLC, 1075 E. 20th Street, Chico, CA 95928
Nichols, Melburg & Rosetto, Attn: Steve Gonsalves, 555 Main Street, Chico, CA 95928

X:\Current Planning\AR\2017\21 Chico VA Clinic\ARHPB report 6-7-17.docx
The proposed Veterans Administration Outpatient Clinic is a comprehensive outpatient healthcare facility. In addition to primary care, the specialized services provided to veterans include eye care, audiology and speech pathology, dental care including oral surgery, physical and occupational therapy and prosthetics fitting and adjustment, podiatry and mental health services. The proposed facility has its own satellite pharmacy, clinical laboratory and imaging department with x-ray and CT modalities. A mobile MRI trailer will visit the proposed outpatient clinic on a regular basis.

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

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

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

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

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

Staff parking is organized on the opposite side of the building with direct access to the separate staff entry. Separate entries for staff and patients is a best design practice for VA facilities so that practitioners avoid doing "a second exam" which is problematic in clinics where practitioners have to come and go through the main public lobby. The staff entry also doubles as the ambulance entry so patients requiring transportation to an acute care hospital are not transported through the main lobby potentially upsetting persons waiting to be seen. Segregated entrances are an important part the tranquility design element which is important when dealing with patient populations with a high incidence of PTSD and other mental health issues.
Utility rooms, the loading dock, and service yard are located on the south side of the parcel in order to keep them out of site. This location works well with the existing and planned uses of the adjacent parcels and minimizes the length of utility trenches needed to bring electricity, natural gas, cable TV and phone and data infrastructure to the clinic.

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

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

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

1. REFER TO CIVIL DRAWINGS FOR FINISH SURFACE AND TOP OF CURB ELEVATIONS, SITE UTILITY INFORMATION, EASEMENT LOCATIONS, AND OTHER INFORMATION.

2. OTHER CONTROL JOINTS IN CONCRETE FLATWORK, WHERE NOT SHOWN, TO OCCUR AT 12 1/2" O.C. EACH WAY. CONTROL JOINTS TO BE UNIFORMLY SPACED IN EACH DIRECTION, SEE 1/8"X121.

3. FOR PARKING CALCULATIONS SEE SHEET A010.

4. SEE 11A8120 FOR TYPICAL SIDE WALL AND FLATWORK MIRRORS SLOPES, SEE 8/30/20 FOR WALKWAY TERMINATIONS AT VEHICULAR WAYS.

KEY NOTES

□ EMERGENCY RESPONSE NETWORK (ERN) ROUTE, NO PAVEMENT DELINEATION.

□ TENTATIVE PROPERTY LINE PENDING RECORDING OF FINAL SUBDIVISION MAP.

□ PALMER GROUP MODEL STYLIZED-LH POLYETHYLENE BICYCLE LOCKERS (11 TOTAL)

□ BICYCLE RACK, SEE 4/30/12 (12 TOTAL)

□ EXTERNALLY ILLUMINATED FIVE-FOOT TALL BOARD-PERXED CONCRETE MONUMENT SIGN.

□ TRASH / RECYCLING ENCLOSURE, SEE 13A8122

□ CONCRETE SEATING WALL AND PASSENGER VEHICULAR BARRIER, SEE 11A5121

□ CONCORD AVENUE OFFSET EGRESS APPROACHES BY FLATGROUN LLC TYPICAL, U.O.N.

□ CLEAN AIR AND VANCAR POOL DELINEATED PARKING SPACES, SEE 4/30/12

□ 25 FOOT PHYSICAL SECURITY SETBACK AROUND ENTIRE BUILDING ENCLOSEMNT.

□ AC PAVING, SEE 10A8121

□ PARKING LOT LIGHT WITH ALUMINUM POLE AND MAST AND CAISSON FOUNDATION, SEE 11A8121.

□ POLE MOUNTED LIGHT FITTING WITH HEAD VACATIONED, SEE 14A8121.

□ SERVICE YARD WITH HEAVY PAVEMENT SECTION, SEE 10A8121

□ 35'-0" SERVICE FLAG POLES (2 TOTAL), SEE 14A8121

□ 35'-0" USFLAG POLETOP, SEE 11A8121

□ FLAT PROVIDE BY VA

□ SITE SIGNAGE, SEE 14A8120

□ SITE SIGNAGE, SEE 14A8120

□ DISABLED PARKING TIW-AWAY SIGN AND VA INFORMATIONAL SIGN, SEE 10A8121

□ FIXED OR REMOVABLE NON-ILLUMINATED BOLLARD, SEE 12A8121.

□ NEW ELECTRICAL TRANSFORMER WITH 9'-0" X 7'-0" PRECAST CONCRETE TRANSFORMER PAD PER PG&E UOG-1. COORDINATE EXACT LOCATION WITH PG&E.

□ NEW NATURAL GAS METER, COORDINATE EXACT LOCATION WITH PG&E.

KEY WORDS

□ NEW DOMESTIC WATER METER AND BACKFLOW PREVENTER, SEE CIVIL DRAWINGS.

□ NEW FIRE HOSE SERVICE CONFORMING TO CITY OF CHICO STANDARDS, SEE CIVIL DRAWINGS.

□ NEW IRRIGATION WATER METER, SEE CIVIL DRAWINGS.

□ MOTORCYCLE ONLY PARKING SPACE, SEE 3A8120

□ DISABLED PARKING STALL AND LOADING ZONE, SEE 1A8120

□ VEHICULAR DIRECTIONAL SIGN, SEE SIGNAGE DRAWINGS

□ PAINTED CURB WITH "NO PARKING FIRE LANE" STENCIL, SEE 15A8120. SEE FIRE APPARATUS ACCESS PLAN SHEET A3-0-4 FOR 10A8121.

□ PAINTED CURB WITH "NO PARKING AMBULANCE ONLY" STENCIL, SEE 15A8120.

□ EMERGENCY DURIS TELEPHONE, SEE 8A8121

□ 4" DIAMETER BY 4'-0" TALL SCHEDULE 40 PIPING BOLLARD WITH 2" YELLOW REFLECTIVE STRIPS PER PG&E UOD-1 FIGURES 24 & 26. SEE 4X0121 FOR CAISSON FOOTING.

□ CURB RAMPS AND BIKE PATH PER CITY OF CHICO STANDARDS BY DEVELOPER.

□ EXISTING SANITARY SEWER EASEMENT

□ NOT USED

□ 5' TALL "RESERVED FOR VENDOR" STENCIL AT BACK OF STALL AT TWO VENDOR DELINEATED PARKING SPACES

SITE COVERAGE SUMMARY

| GROSS BUILDING AREA                  | 52,951 GSF       |
| PARCEL SIZE (7.68 ACRES)             | 308,405 GSF      |
| FLOOR AREA RATIO (52,951 / 308,405)   | 17.17%           |
| IMPERVIOUS AREAS (SIDewalks & Parking) | 173,369 GSF      |
| IMPERVIOUS AREAS AS A PERCENTAGE OF PARCEL (173,369 / 308,405) | 56.24% |
| TOTAL LANDSCAPED AREA                | 82,084 GSF       |
| LANDSCAPED AREA AS A PERCENTAGE OF PARCEL (82,084 / 308,405) | 26.69% |

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

ATTACHMENT D
PLANT LEGEND (proposed potential plantings)

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

NOTES

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

PARKING LOT SHADE PLAN OF THE CHICO VA CLINIC

SCALE | SHEET
---|---
0 | LP101
- 40 80 160 FEET

ATTACHMENT E
NOTES

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

<table>
<thead>
<tr>
<th>Key</th>
<th>Botanical Name - Common Name ***</th>
<th>Size</th>
<th>Qty.*</th>
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<td>Platanus acerifolia 'Yearwood' - Yearwood London Plane Tree</td>
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<td>T2</td>
<td>Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple</td>
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<td>T3</td>
<td>Carpinus betulus 'Fastigiata' - Columnar European Hornbeam</td>
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<td>T4</td>
<td>Cercis occidentalis - Western Redbud</td>
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<td>T5</td>
<td>Cornus 'Eddie's White Wonder' - White Flowering Dogwood</td>
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<td>Ginkgo biloba 'Princeton Sentry' - Princeton Sentry Ginkgo</td>
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<td>Quercus lobata - Valley Oak</td>
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<td>Quercus rubra - Red Oak</td>
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<td>T9</td>
<td>Quercus wislizenii - Interior Live Oak</td>
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<td>Rosa 'Flower Carpet White' - White Flower Carpet Rose</td>
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<td><strong>NATIVE MOW-FREE</strong></td>
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<td>June grass- Koeleria macrantha</td>
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<td>Purple needlegrass- Nassella pulchra (California's State Grass)</td>
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<td>Nodding needlegrass- Nassella cernua</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Molate fescue- Festuca rubra</td>
<td></td>
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</tbody>
</table>

---

# GROUND COVERS

<table>
<thead>
<tr>
<th>GROUND COVERS</th>
<th>Size</th>
<th>PF**</th>
</tr>
</thead>
<tbody>
<tr>
<td>GC1</td>
<td>#1</td>
<td>L</td>
</tr>
<tr>
<td>GC2</td>
<td>#1</td>
<td>L</td>
</tr>
<tr>
<td>GC3</td>
<td>#1</td>
<td>L</td>
</tr>
</tbody>
</table>

---

# GENERAL NOTES:

**A. The landscape plans will comply with the requirements of the Model Water Efficient Landscape Ordinance (MWELO): Elements of the Landscape Documentation Package:**

1. **(A) project information;**
2. **(B) project applicant;**
3. **(C) project address (if available, parcel and/or lot number(s));**
4. **(D) total landscape area (square feet);**
5. **(E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);**
6. **(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;**
7. **(G) checklist of all documents in Landscape Documentation Package;**
8. **(H) project contacts to include contact information for the project applicant and property owner;**
9. **(I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."**

**B. Water Efficient Landscape Worksheet:**

1. **(A) hydro-zone information table;**
2. **(B) water budget calculations:**
   - Maximum Applied Water Allowance (MAWA)
   - Estimated Total Water Use (ETWU)
3. **(C) soil management report;**
4. **(D) landscape design plan;**
5. **(E) irrigation design plan; and**
6. **(F) grading design plan.**

---

# SHEET

**LP103**

**ATTACHMENT E**
## PARKING LOT SHADE ANALYSIS

Shade Calculations: Chico VA Health Center prelim. Shade exhibit

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>@</th>
<th>Shade 25%</th>
<th>Shade 50%</th>
<th>Shade 75%</th>
<th>Shade 100%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Platanus x acerifolia “Yarwood”</td>
<td>London Plane Tree</td>
<td>0</td>
<td>1,256</td>
<td>13</td>
<td>14</td>
<td>7</td>
<td>11</td>
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<tr>
<td>Quercus lobata</td>
<td>Valley Oak</td>
<td>0</td>
<td>2,826</td>
<td>0</td>
<td>10</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Quercus rubra</td>
<td>Red Oak</td>
<td>0</td>
<td>1,256</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>20</td>
</tr>
<tr>
<td><strong>Total Shade Allowed</strong></td>
<td></td>
<td></td>
<td>17</td>
<td>28</td>
<td>11</td>
<td>31</td>
<td></td>
</tr>
</tbody>
</table>

Parking lot area requiring 50%

% Shade Provided*

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

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

## CONCORD AVE PKWAY LANDSCAPE

NOTES

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

## LANDSCAPE INFORMATION

SHEET LP104

ATTACHMENT E
1. **NORTH ELEVATION**

3/64" = 1'-0"

- **HIGH PARAPET**
  - EL +24'-0"

- **SOFFIT**
  - EL +20'-3"

- **PARAPET**
  - EL +16'-0"

- **T.O.S.**
  - EL +12'-0"

- **08.406**
  - 09.222

- **08.407**
  - 07.404

- **08.408**
  - 08.409

- **08.401**
  - 03.305

- **08.402**
  - 07.402

- **08.403**
  - 07.403

- **08.404**
  - 07.404

- **08.405**
  - 08.406

- **08.407**
  - 08.408

- **08.409**
  - 03.305

2. **SOUTH ELEVATION**

3/64" = 1'-0"

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

- **07.402**
  - COMPOSITE PANEL FACED WITH NATURAL WOOD VENEER (RECYCLABLE)

- **07.403**
  - PROFILED, PAINTED INSULATED METAL PANEL (CENTRIA FORMAWALL DIMENSION SERIES 12" HIGH X 2" THK., HORIZONTAL FLAT)

- **07.404**
  - 12" BANDED HEAVY GAUGED PREFINISHED ALUMINUM MECHANICAL SCREEN

- **08.107**
  - HOLLOW METAL DOOR PAINTED TO MATCH ADJACENT MATERIAL

- **08.305**
  - OVERHEAD COILING DOOR PAINTED TO MATCH ADJACENT MATERIAL

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

- **08.407**
  - STOREFRONT DOOR COMPATIBLE WITH WINDOW ASSEMBLY

- **08.904**
  - HORIZONTAL SHADE FIN

- **09.222**
  - INTEGRAL COLOR THREE-COAT PLASTER SYSTEM WITH SMOOTH TROWEL FINISH OVER METAL STUD FRAMING

- **10.119**
  - RAISED METAL "VA" LOGO

---

**EXTERIOR ELEVATIONS 2 of 3**

3/64" = 1'-0"

04/14/17

CHICO VA CLINIC

CHICO, CA

**ATTACHMENT F**
WEST ELEVATION

03.305  CONCRETE TILT-UP WALL W/ 3/8" REVEALS (PAINTED)
07.402  COMPOSITE PANEL FACED WITH NATURAL WOOD VENEER (RECYCLABLE)
07.404  12" BANDED HEAVY GAUGED PREFINISHED ALUMINIUM MECHANICAL SCREEN
07.405  NON-INSULATED PREFINISHED METAL PANEL (AMERICLAD ALUMINUM PLATE PANEL SYSTEM)
08.406  ALUMINUM STOREFRONT SYSTEM WITH CLEAR, LOW-E INSULATED LAMINATED GLAZING UNITS & KYNAR FACTORY FINISH (CHARCOAL GREY).
08.407  STOREFRONT DOOR COMPATIBLE WITH WINDOW ASSEMBLY
08.904  HORIZONTAL SHADE FIN

EXTERIOR ELEVATIONS 3 of 3

3/64" = 1'-0"
04/14/17  CHICO VA CLINIC
CHICO, CA

ATTACHMENT F
**BUILDING WALL SIGNAGE SUMMARY (metal channel letters)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGN LENGTH</td>
<td>20'-3&quot;</td>
</tr>
<tr>
<td>SIGN HEIGHT</td>
<td>4'-6&quot;</td>
</tr>
<tr>
<td>TOTAL SIGN AREA (L x H)</td>
<td>91.125 SQ. FT.</td>
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<td>BUILDING PRIMARY FRONTAGE LENGTH</td>
<td>359.5&quot;</td>
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<tr>
<td>ALLOWABLE SIGN AREA</td>
<td>159.42 SQ. FT.</td>
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<tr>
<td>VA LOGO HEIGHT</td>
<td>4'-6&quot;</td>
</tr>
<tr>
<td>LETTER HEIGHT</td>
<td>1'-0&quot;</td>
</tr>
<tr>
<td>ILLUMINATION</td>
<td>NONE</td>
</tr>
</tbody>
</table>

**MONUMENT SIGNAGE SUMMARY (metal channel letters)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGN LENGTH</td>
<td>17'-0&quot;</td>
</tr>
<tr>
<td>SIGN HEIGHT</td>
<td>3'-6&quot;</td>
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<tr>
<td>TOTAL SIGN AREA (L x H)</td>
<td>595 SQ. FT.</td>
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<tr>
<td>BUILDING PRIMARY FRONTAGE LENGTH</td>
<td>159.5&quot;</td>
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<tr>
<td>ALLOWABLE SIGN AREA</td>
<td>36.0 SQ. FT.</td>
</tr>
<tr>
<td>VA LOGO HEIGHT</td>
<td>3'-0&quot;</td>
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<tr>
<td>LETTER HEIGHT</td>
<td>1'-2&quot;</td>
</tr>
<tr>
<td>ILLUMINATION</td>
<td>EXTERNAL</td>
</tr>
</tbody>
</table>

---

**BUILDING WALL AND MONUMENT SIGNAGE**

**CHICO VA CLINIC**
Composite Wood Panels
Vintage Wood EPC765F “Redwood”
Insulated & Non-Insulated Metal Panels
Metal Sales T10-B “Hemlock Green”
Concealed fastener panels are available in either flat, reveal, striated or chevron profiles. With a common side joint the designer can mix and match panel profiles throughout the facade creating the exact desired effect. Panels maybe installed vertically, horizontally, or in combination.

Eleven unique profiles

Concealed fastener design

Common joint design allowing multiple panel integration

Weather tight or rainscreen rear ventilated application

Smooth surface standard, stucco embossed texture optional

All PVDF painted finishes available

Optional factory caulking available

Optional swaged ends of 2" (51mm)

Panel Depth
1-1/2" (38mm)

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

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

Galvalume/Zincalume
Painted Steel Options
18 GA (1.19mm) / 20 GA (0.91mm) / 22 GA (.76mm) / 24 GA (.60mm)

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

Stainless Steel Options
20 GA (0.91mm) / 22GA (.76mm) / 24 GA (.60mm)

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

Natural Copper Options
20 oz. / 16 oz.

Application
Horizontal or vertical

Aluminum Mechanical Screen
Color to match Insulated and Non-Insulated Metal Panels
Duranar Coatings
2-Coat System: Primer & Color

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

01. Bone White
   UC43350
   SRI 88

02. Graham White
   UC72638
   SRI 95

03. Bone White
   UC109880
   SRI 84

04. Bright White
   UC55026
   SRI 95

05. Colonial White
   UC54983
   SRI 88

06. Ivory
   UC54412
   SRI 74

07. Malt
   UC105724
   SRI 74

08. Natural Wicker
   UC105747
   SRI 86

09. Caramel Latte
   UC105737
   SRI 70

10. Sahara Sand
    UC72861
    SRI 62

11. Sandstone
    UC109856
    SRI 59

12. Beige
    UC54137
    SRI 61

13. Snowolf
    UC109855
    SRI 43

14. Antique Bronze
    UC100027
    SRI 29

15. Fairview Taupe
    UC105741
    SRI 17

16. Cocoa Bean
    UC105735
    SRI 8

17. Medium Bronze
    UC109862
    SRI 10

18. Bronze
    UC110460
    SRI 2

19. Statuary Bronze
    UC43347
    SRI 2

20. Bronze
    UC109859
    SRI 2

21. Brick Red
    UC43355
    SRI 31

22. River Rouge Red
    UC52006
    SRI 19

23. Roasted Red Pepper*
    UC102323XL
    SRI 48

24. Aged Copper
    UC54484
    SRI 49

25. Bermuda Blue
    UC106661
    SRI 12

26. Fashion Gray
    UC31825
    SRI 33

27. Eclipse Gray
    UC100669
    SRI 8

28. Charcoal
    UC109852
    SRI 4

29. Charcoal Gray
    UC54271
    SRI 4

30. Black
    UC40577
    SRI -3

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

Aluminum Storefront & Curtain Wall Systems

May 25, 2017
At Lahabra, quality is part of everything we do. Since 1926, we have made it a cornerstone of our company. Our products come from the best raw materials available. Our manufacturing standards lead the industry. Our commitment to color quality and precision is unparalleled. But even more important, we know our most valuable asset is our customer. We stand proudly behind the legendary Lahabra service: our hallmark for over 80 years. For more Acrylic and Elastomeric standard colors, please refer to the Parex USA color chart.

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

Specify product when placing order.

- X = Stucco Color Coat
- A = Acrylic and Elastomeric Finishes
- AL = Allegro II
- DX = Fog Coat

**STANDARD COLORS**

<table>
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<tr>
<th>Color Code</th>
<th>Color Name</th>
<th>Base Code</th>
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<tbody>
<tr>
<td>12 CHABLES</td>
<td>(24) BASE 100</td>
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</tr>
<tr>
<td>16 SILVER GREY</td>
<td>(57) BASE 200</td>
<td></td>
</tr>
<tr>
<td>17 MISTY</td>
<td>(40) BASE 200</td>
<td></td>
</tr>
<tr>
<td>19 ASPEN</td>
<td>(19) BASE 200</td>
<td></td>
</tr>
<tr>
<td>24 SANTA FE</td>
<td>(58) BASE 200</td>
<td></td>
</tr>
<tr>
<td>25 SADDLEBACK</td>
<td>(52) BASE 200</td>
<td></td>
</tr>
<tr>
<td>20 MIRAGE</td>
<td>(56) BASE 200</td>
<td></td>
</tr>
<tr>
<td>34 SAN SIMEON</td>
<td>(61) BASE 200</td>
<td></td>
</tr>
<tr>
<td>40 DOVE GREY</td>
<td>(66) BASE 200</td>
<td></td>
</tr>
<tr>
<td>48 MEADOWBROOK</td>
<td>(73) BASE 100</td>
<td></td>
</tr>
<tr>
<td>50 CRYSTAL WHITE</td>
<td>(79) BASE 100</td>
<td></td>
</tr>
<tr>
<td>53 PURE IVORY</td>
<td>(74) BASE 100</td>
<td></td>
</tr>
<tr>
<td>55 FRENCH VANILLA</td>
<td>(71) BASE 100</td>
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</tr>
<tr>
<td>71 MIAMI PEACH</td>
<td>(63) BASE 100</td>
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<tr>
<td>72 ADOBE</td>
<td>(50) BASE 200</td>
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<tr>
<td>73 EGG SHELL</td>
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<tr>
<td>81 OATMEAL</td>
<td>(68) BASE 200</td>
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<tr>
<td>82 HACIENDA</td>
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<td>86 SANDSTONE</td>
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<td>97 PACIFIC SAND</td>
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<td>215 MESA VERDE</td>
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<tr>
<td>270 TRAJUICO</td>
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<tr>
<td>434 FALLBROOK</td>
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<tr>
<td>475 VIEJO</td>
<td>(47) BASE 200</td>
<td></td>
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<tr>
<td>504 BLUE GREY</td>
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<tr>
<td>524 ALAMO</td>
<td>(49) BASE 200</td>
<td></td>
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<tr>
<td>540 SIERRA TAN</td>
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<tr>
<td>636 SOUTHERN MOSS</td>
<td>(42) BASE 200</td>
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<tr>
<td>820 TAPIERO</td>
<td>(68) BASE 200</td>
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<tr>
<td>830 CLAY</td>
<td>(48) BASE 200</td>
<td></td>
</tr>
</tbody>
</table>

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

May 25, 2017
The new VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

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

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

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

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

<table>
<thead>
<tr>
<th>Model</th>
<th>Optics</th>
<th>Source</th>
<th>Current</th>
<th>Kelvin</th>
<th>Voltage</th>
<th>Mounting</th>
<th>Finish</th>
<th>Options</th>
</tr>
</thead>
</table>
| vmx-1 | T3     | 32     | 7       | 4k     | uv
|       |        |        |         |        |         | Arm Mount |        | Options |
| VMX-1 |        |        |         |        |         | Wall Mount |        | Photo Control |
| Type I | T1     | 32     | 350     | 3000K  | 120-277 |            | Bronze | (BZ) |
|        |        | (32LC) |         | *Warm white (3K) |          | Round Pole Plate Adapters (RPP) to be ordered separately | Black | (BK) |
| Type II| T2     | 64     | 530     | 4000K  | 480*    |            | Smooth Black | (SBK) |
|        |        | (64LC) |         | *Neutral white | (5K)    | Round Pole Plate Adapters (RPW) to be ordered separately | White | (WH) |
| Type IV| (T4)   | 96     | 700     | 5000K  | 347*    |            | Smooth White | (SWH) |
|        |        | (96LC) |         | *Cool white | (6K)    | Round Pole Plate Adapters (RPW) to be ordered separately | Graphite | (GP) |
| Type IV-A| (T4A) | 1000   |         | 347*   |         |            | Grey | (GY) |
| Type V | (T5)   |        |         | *47IV & 480V no available in 32LC 350mA |        |            | Silver Metallic | (SL) |
| Type V-W | (T5W) |        |         | *UPMA to be ordered separately |        |            | Custom Color | (CC) |

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixture, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our policy of continuous improvements, Visionaire reserves the right to change any specifications contained herein without prior notice.
Heatsink
- Cast aluminum heatsink with integral cooling fins for thermal management.

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

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

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

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

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

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

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

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

---

**VMX LUMEN DATA**

<table>
<thead>
<tr>
<th># LEDs</th>
<th>mA</th>
<th>Type 1</th>
<th>U</th>
<th>G</th>
<th>Type 2</th>
<th>U</th>
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</table>

Visit www.visionairelighting.com for up-to-the-minute sheet information, including types not listed here.
*For 4000K, multiply values by 0.90. For 3000K, multiply values by 0.90.**

---

**EPA Data**

- 0.75
- 1.47
- 1.5
- 2.22
- 2.1
- 2.22

---

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

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

Easy access for mounting and maintenance.

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

### Model Options

<table>
<thead>
<tr>
<th>Model</th>
<th>Optics</th>
<th>Source</th>
<th>Millamps</th>
<th>Kelvin</th>
<th>Voltage</th>
<th>Mounting</th>
<th>Finish</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>VSC-1</strong></td>
<td>Type I (T1)</td>
<td>16 (16LC) *Not available in 700mA</td>
<td>mA</td>
<td>3000K *Warm white (3K)</td>
<td>120-277 *Universal voltage (UNV)</td>
<td>WallMount (WM)</td>
<td>Bronze (BZ)</td>
<td>Button Type Photocell</td>
</tr>
<tr>
<td></td>
<td>Type II (T2)</td>
<td>32 (32LC)</td>
<td>530 (5)</td>
<td>4000K *Neutral white (4K)</td>
<td>480 (5) *Not available in 1Amp</td>
<td>Conduit Box (VCB)</td>
<td>Black (BK)</td>
<td>(PC120) (PC208) (PC240) (PC277) *Not available with UNV</td>
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<tr>
<td></td>
<td>Type III (T3)</td>
<td>48 (48LC)</td>
<td>700 (7)</td>
<td>5000K *Cool white (5K)</td>
<td>1000 (10)</td>
<td></td>
<td>White (WH)</td>
<td>Emergency Battery Pack</td>
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<tr>
<td></td>
<td>Type IV (T4)</td>
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<td>Graphite (GP)</td>
<td>Motion Sensor</td>
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<td></td>
<td>Type V (T5)</td>
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<td></td>
<td>Grey (GY)</td>
<td>Works with FSP-211 (WSC-8)</td>
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<td></td>
<td>Type V-W (T5W)</td>
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<td>Silver Metallic (SL)</td>
<td>6-Inch Mounting Height (WSC-20)</td>
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<td></td>
<td>Custom Color (CC)</td>
<td>21-27 Mounting Height (WSC-40)</td>
</tr>
</tbody>
</table>

*For more detailed information on mounting, wiring or installation instructions, please consult the factory. If parts are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any purchase details in this document are subject to change. It is recommended that you consult the manufacturer for accurate specifications.

Attachment J
Heatsink
- Cast aluminum heatsink with integral cooling fins for thermal management.

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

Thermal Management
- The V-Scone series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This allows the luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The V-Scone series LEDs have been designed to last 100,000 hours in 25O C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the V-Scone series. IES distribution types II, III and IV are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

Quasi-Guard Finish
- The finish is a Quasi-Guard textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish with a minimum of 3.5 millimeter thickness. Finish is oven-baked at 400O F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

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

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

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

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

[Image of LED fixture with specifications]

Motion Sensor
Up-Light

<table>
<thead>
<tr>
<th>SK Lumen Data</th>
<th>350 mA</th>
<th>530 mA</th>
<th>700 mA</th>
<th>1000 mA</th>
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Visit www.visionairelighting.com for up-to-the-minute chart information.
*For 4000K multiply values by 0.85 *For 3000K multiply values by 0.80

Attachment J
OW2300 – SCOPE
Cast Upper and Lower Housings

Type: ____________  Project: ____________

Fill in shaded boxes using information listed below

Order Code: OW2300

A SOURCE (Select one)
- Uplight and Downlight

B VOLTAGE
- MVOLT

C Uplight OPTIC

D Downlight OPTIC

E FINISH

F OPTION(S)

GM405 3000K 450 up
L35K 3500K 450 down
L40K 4000K

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

Delivered Lumen

<table>
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<tr>
<th>LED Sources</th>
<th>CCT</th>
<th>Delivered Lumen</th>
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<td>450 down</td>
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<tr>
<td>L40K</td>
<td>4000K</td>
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Optical Distribution

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<th>CCT</th>
<th>Delivered Lumen</th>
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<tbody>
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<td>450 down</td>
</tr>
<tr>
<td>L40K</td>
<td>4000K</td>
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</tr>
</tbody>
</table>

Uplight and Downlight

See page 2 for color chart

AG7038 Agate Grey  BMAH Bronze Matte  BRLN Bronze  BSLV Blade Silver
CVBL Cove Blue  CW9001 Cream White  GLIM Glimmer  GSIL Graphite Silver
GW9002 Grey White  HTFR Heather  J89005 Jet Black  OBRZ Old Bronze
PB1035 Pearl Beige  RUST Rust  SUNG Sungold  TW9016 Traffic White

OPTIONS (Multiple Selections Allowed)

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

ACCESSORIES (Order Separately)

Remote emergency line voltage inverter – Surface or cabinet mount

PS-ENVL: Can supply a single fixture up to 20W at 120V or 277V for 90 minutes
PS-ENVM: Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes
PS-ENMH: Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes

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

DIMENSIONS

Depth is measured from wall to front of fixture

W = Width  H = Height  D = Depth

W  3-7/8"  (99 mm)
H  15"  (381 mm)
D  5-1/4"  (133 mm)
D  5-1/2"  (140 mm)

(with JBC option)

For mullion mount: Minimum required mullion width is 3.00"

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800-788-VISA  Visalighting.com
**Photometrics**

**Relative Scale Drawing**

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

**Path of Egress**
OW2300 Downlight, medium beam spread; Mounted at 10’ AFF, .70 light loss factor used

**Junction Box Cover (JBC option) Mounting Detail**

Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request.
For additional information see Visalighting.com/materials-finishes

### Painted Finishes (Standard)

- **TW9016** Traffic White (RAL9016)
- **CW9001** Cream (RAL9001)
- **GW9002** Grey White (RAL9002)
- **JB9005** Jet Black (RAL9005)
- **AG7038** Agate Grey (RAL7038)
- **HTHR** Heather
- **CVBL** Cove Blue
- **BSIL** Blade Silver
- **GSIL** Graphite Silver
- **GLIM** Glimmer
- **SUNG** Sungold
- **BRNZ** Bronze
- **OBRZ** Old Bronze
- **BMAT** Bronze Matte
- **PB1035** Pearl Beige (RAL1035)
- **RUST** Rust

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

### MATERIAL & CONSTRUCTION DETAILS

<table>
<thead>
<tr>
<th>CONFIGURATIONS</th>
<th>MATERIALS &amp; FINISHES</th>
<th>FLUORESCENT LAMPS &amp; BALLASTS</th>
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<tbody>
<tr>
<td>* Light Column Bollards are available in two sizes. Series 500 columns use 5&quot; (127 mm) diameter tubular stainless steel (Series 600: columns use 6&quot; (152 mm) diameter tubular stainless steel).*</td>
<td>* Illuminated bollards have a tubular stainless steel column, white fritted acrylic lens, and stainless steel head cap.*</td>
<td>* Linear fluorescent lamps are available in two options. See lamp information on page 5.*</td>
</tr>
<tr>
<td>* To complement the illuminated bollard, a non-illuminated version is also available in both Series 500 and Series 600.*</td>
<td>* Non-illuminated bollards are tubular stainless steel with welded stainless steel cap.*</td>
<td>* Ballast is an electronic, thermally protected, 120/277V combination for two F14T5 lamps, -18°C starting temperature, &lt;10% THD, Class A sound rating. Please call for HO ballast specifications.*</td>
</tr>
<tr>
<td>* Bollards can be specified with a removable base.*</td>
<td>* Standard stainless steel finish is Satin.*</td>
<td></td>
</tr>
<tr>
<td>* Weather resistant GFCI outlet for maintenance access is available for Series 600, illuminated, non-security bollards. See drawings on our website for details.*</td>
<td>* For optional powdercoat colors see the Forms+Surfaces Powdercoat Chart. Custom RAL colors are available for an upcharge.*</td>
<td></td>
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<tr>
<td>* Door for optional GFCI outlet is accessed using a flathead screwdriver.*</td>
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</tbody>
</table>

### WEIGHT

| Series 500, Illuminated: 30 lbs (14 kg); non-illuminated: 23.33 lbs (15 kg) | Series 600, Illuminated: 34 lbs (15 kg); non-illuminated: 24.39 lbs (18.19 kg) | Series 600, Security Core, Illuminated: 27 lbs (12 kg); non-illuminated: 27 lbs (10 kg) |

### SHIELD OPTIONS

| Four standard shield designs are available for an upcharge. Refer to pages 4 and 5 for details. | Custom shield designs with either 180° or 360° coverage are also available. | |
| Shields are offered for Series 500 and Series 600 illuminated bollards. | |

### INSTALLATION & MAINTENANCE

#### INSTALLATION

- Standard mounting is surface mount with J-bolts. 1/2" thick stainless steel base plate is slotted for rotational capability.
- Security bollards use an embedded security core, available with the Series 600, for an upcharge.
- Bollards have the option of a removable base.
- Installation of a surge protector as part of each units wiring is recommended.
- Stainless steel hardware is included for all mounting options. Templates are available upon request.

#### MAINTENANCE

- Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

### STAINLESS STEEL BODY AND SHIELD FINISH

**Stainless Steel, Satin**
ILLUMINATED BOLLARDS

SURFACE MOUNT WITH J-BOLTS

- 5" (127 mm) (Series 500)
- 6" (152 mm) (Series 600)
- Stainless steel compression cap
- White-lit acrylic lens
- Linear fluorescent lamps (24) or custom LED light engine
- Lamp holder and wiring channel assembly

SURFACE MOUNT WITH REMOVABLE BASE

- 5" (127 mm) (Series 500)
- 6" (152 mm) (Series 600)
- Stainless steel compression cap
- White-lit acrylic lens
- Linear fluorescent lamps (24) or custom LED light engine
- Lamp holder and wiring channel assembly

BASE PLATE MOUNTING DETAILS

- 8.06 (203 mm) base plate
- 0.63 (16 mm) mounting circle
- 6.5 (165 mm) conduit opening

- 9.02 (229 mm) base plate
- 0.62 (16 mm) mounting circle
- 6.06 (154 mm) conduit opening
ILLUMINATED BOLLARDS - CONTINUED

NOMINAL DIMENSIONS - EMBEDDED SECURITY CORE

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

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

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

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

**KENTE**

<table>
<thead>
<tr>
<th>Series 500</th>
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<tbody>
<tr>
<td>180 Bollard</td>
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<tr>
<td>360 Bollard</td>
<td>N/A</td>
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<tr>
<td>360 Pedestrian</td>
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**PERFORATED**

<table>
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<tr>
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<td>180 Pedestrian</td>
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</tr>
<tr>
<td>360 Pedestrian</td>
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**SCAPE**

<table>
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<tr>
<td>180 Pedestrian</td>
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</tr>
<tr>
<td>360 Pedestrian</td>
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</tbody>
</table>

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

BUBBLES

<table>
<thead>
<tr>
<th></th>
<th>Series 500</th>
<th>Series 600</th>
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<td>360 Pedestrian</td>
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LAMP DESCRIPTIONS

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<tr>
<th>LAMP</th>
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<th>COLOR TEMPERATURE</th>
<th>LUMINAIRE LUMENS*</th>
<th>B.U.G. RATING</th>
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<td>17W custom LED light engine</td>
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<td>(2) F14T5</td>
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<td>3298</td>
<td>3252</td>
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*Luminaire lumens represents the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

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

NON-ILLUMINATED BOLLARDS

NONOMINAL DIMENSIONS

SURFACE MOUNT WITH REMOVABLE BASE

SURFACE MOUNT WITH J-BOLTS

EMBEDDED SECURITY CORE

BASE PLATE MOUNTING DETAILS

SERIES 500, REMOVABLE BASE

SERIES 650, REMOVABLE BASE

SERIES 800, J-BOLT OR SECURITY CORE BASE
CERTIFICATIONS
• UL and C-UL listed for wet locations (linear fluorescent).
• ETL and C-ETL listed for wet locations (LED).

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

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

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

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

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

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

**QUOTE/ORDER FORM**

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOB LOCATION:</td>
<td>COMPANY:</td>
</tr>
</tbody>
</table>

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

**QUANTITY**

<table>
<thead>
<tr>
<th>MODEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>LBLCO-504</td>
</tr>
<tr>
<td>LBLCO-604</td>
</tr>
<tr>
<td>LBLCO-504-N</td>
</tr>
<tr>
<td>LBLCO-604-N</td>
</tr>
</tbody>
</table>

**OPTIONS**

**FIG. 1 LIGHT COLUMN BOLLARD**

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

**FIG. 2 LIGHT COLUMN BOLLARD**

(non-illuminated bollard shown)

**Finish Options**

Please select one option below.

<table>
<thead>
<tr>
<th>Standard Stainless Steel Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Satin</td>
</tr>
</tbody>
</table>

**Standard Texture/Gloss from Forms+Surfaces Powdercoat Chart**

(please call for pricing information)

- Aluminum Texture
- Argento Texture
- Black Gloss
- Black Texture
- Bright Silver Gloss
- Cobalt Texture
- Cream Texture
- Evergreen Gloss
- Evergreen Texture
- Fog Gloss
- Silver Texture
- Slate Gloss
- Slate Texture
- Taupe Grey Texture
- White Texture

**Premium Texture from Forms+Surfaces Powdercoat Chart**

(please call for pricing information)

- Azure Texture
- Lime Texture
- Rust Texture
- Seafoam Texture
- Weathered Iron Texture

**Custom RAL Powdercoat Color**

(please call for pricing information)

- RAL Color: ____________________________
### Shield and Pattern Options (for illuminated bollards)

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

- [ ] No shield
- [ ] 180° shield with Kente*  
  [ ] 180° custom shield
- [ ] 180° shield with Perforation
  - [ ] 360° shield with Perforation
- [ ] 180° shield with Scape
  - [ ] 360° shield with Scape

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

### Lamp Options (for illuminated bollards)

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

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

### Mounting Options

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

- [ ] Surface Mount with J-bolts
- [ ] Surface Mount with Removable Base
- [ ] Embedded Security Core*

*Security core mounting is only available with Series 600.

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

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

- [ ] Yes
- [ ] No
Special Building Type within a Special District 19.80.060

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

BUILDING PLACEMENT

Front build-to-line:
The front of building addresses the street via an entry plaza.
The maximum building set back is 25 feet from back of walk to provide the physical security vehicular setback required for life safety around protected federal buildings

Side setbacks: Minimum of 25 feet

Rear setbacks: Minimum of 25 feet

BUILDING SIZE AND MASSING
The building shall be one-story with a maximum height of 35 feet.

PARKING
On-site parking is a minimum of 25 feet behind the back of sidewalk on TND streets, and minimum 5 feet behind landscaped screened bike paths.

Parking not located behind a building shall be behind a berm or landscaped area that provides a sufficient screen.

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

MIN. 3’-0” height
landscape plantings option

MIN. 3’-0” height
earth berm option

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

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

1. All new lighting shall be designed to eliminate direct light spilling onto adjacent properties.

2. Lighting for new development within Meriam Park, including parking areas, shall be designed to include shields, ranging from 120-180 degrees and cut-offs that minimize light spillage onto unintended surfaces and minimize atmospheric light pollution, use minimal wattage.

3. Exterior surfaces should not be reflective glass or other reflective materials.

4. As part of the Architectural Review process, light and glare should be given specific consideration and measures incorporated into project design to minimize both.

5. Where possible, limit height of light standards to 12 feet.

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

1. All active construction areas shall be watered at least twice daily. The frequency shall be based on the type of operation, soil conditions, and wind exposure.

2. Apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emission shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays).

3. Storage piles shall be controlled for dust emissions as needed by covering the storage pile, application of chemical soil stabilizers, or other technique acceptable to the City.

4. Vehicle speeds shall be limited to 15 mph on unpaved roads and areas.

5. Land clearing, grading, earth moving, or excavation activities shall be suspended when wind speeds exceed 20 mph.

6. Non-toxic binders (e.g. latex acrylic copolymer) shall be applied to exposed areas after cut and fill operation and the area hydroseeded when the area becomes inactive for 10 days or more.

7. Prior to any grading or construction taking place, the developer shall consult with the Butte County Air Quality Management District regarding the application of a paved (or dust palliative treated) apron onto the Meriam Park site.

8. Inspect adjacent streets at least once per day and sweep or wash paved streets adjacent to the site where visible silt or mud deposits have accumulated due to construction activities.

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

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

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

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

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

1. Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction.

3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.

4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).

5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials.
Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.

6. Properly tune and maintain equipment for low emissions.

**BIOLOGICAL RESOURCES**

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

1. If construction is proposed during the nesting season (March - August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction.

2. If no active nests are identified during the survey period, or if construction is initiated during the non-breeding season (September - February), grading and construction may proceed.

3. If active raptors nests are found, an adequate setback shall be established around the nest location and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be determined in consideration with the CDFG and/or USFWS, and may vary depending on species and sensitivity to disturbance. The no-disturbance zone shall be fenced with temporary orange construction fencing.

4. A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction during the nesting season (March - August). The report shall either confirm absence of any active nests or shall confirm establishment of a designated no-disturbance zone for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones after any young birds have fledged.

**CULTURAL RESOURCES**

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

**CULT-2b:** A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an
examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.

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

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

HYDROLOGY AND DRAINAGE

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

UTILITIES

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