DATE: August 9, 2016
TO: Architectural Review and Historic Preservation Board
FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department
RE: Humboldt Oaks Apartments - 2160 Humboldt Road, APN 002-050-061

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 15-35 (Humboldt Oaks Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct 40 apartment units on a 2.2-acre site pre-zoned CC (Community Commercial) (See Attachment A, Location Map, and Attachment B, Project Description). The site is pre-designated Commercial Mixed-Use by the City of Chico General Plan. Allowable residential densities within the City’s CC zone and CMU General Plan designation range from 6 to 22 dwelling units/acre.

Currently unincorporated, the applicant has applied for annexation under a separate application. Any City approvals for the subject apartments will be contingent upon and not take effect until successful annexation of the site into City jurisdiction has occurred.

The project site consists of a vacant residential parcel that has also served as a contractor’s yard in recent years. Structures on the property include a single-family residence (1,200 sq. ft.), detached office (1,600 sq. ft.) and workshop (3,600 sq. ft.). The site fronts on Humboldt Road and backs up to State Route 32 (SR 32). The site is approximately 133 feet in width along Humboldt Road, widening to 380 feet along SR 32, and is 385 feet in depth. Surrounding land uses include a residential senior care facility (east), single-family residential (west and north, across SR 32), and community gardens on City-owned property located south of Humboldt Road.

The proposed development includes construction of a 40-unit apartment complex (“Humboldt Oaks Apartments”), resulting in a gross density of 17.4 units per gross acre (see Attachment C, Site Plan and Attachment D, Floor/Roof Plans). The site design calls for four new buildings: two 2-story buildings with eight units each near the Humboldt Road frontage and two 3-story buildings with 12 units each located near the rear of the site adjacent to SR 32. Each floor of each building would have four units.
A new entrance drive and pedestrian path would provide exclusive access to the site from Humboldt Road. The project would include an 85-space parking area with landscaping around the buildings and between parking fields. Bicycle parking for guests (8 spaces total) is provided near the front of each building. Indoor bicycle storage for tenants is provided in storage closets, half of which would be located on private patios and the other half located directly adjacent to ground-floor entry paths (see floor plans). The project also features an outdoor picnic shelter, two trash enclosures, and a centralized mailbox location.

The landscape plans call for a variety of species, predominantly with moderate water demands (see Attachment E, Landscape Plans). Parking lot shading is estimated to reach approximately 59 percent at maturity, with Valley oak and madrone providing most of the pavement shade. Boston ivy is proposed at the trash enclosures to create a green-wall screening effect in the future. As shown on the plans, electrical transformer boxes would be painted with unique graphics, with the exact artwork to be selected by the owner and reviewed by planning staff.

The proposal includes 6-foot, capped cedar fencing along SR 32 and interior property lines, except along the easterly boundary where existing 6-foot wooden fencing is in good condition. Elements associated with the picnic area are featured on the landscape plans.

Tree removal would include four Valley oaks, 6- to 8-inches in size. Although the landscape plans indicate otherwise, no mitigation is required for the proposed tree removal pursuant to the City’s Tree Preservation Regulations (CMC 16.66), as the trees in question are too small to qualify. Several trees around the perimeter of the site are planned for preservation. Conditions would require protection of the trees during construction.

The proposed architecture is a modern-style, garden apartment with Craftsman-inspired accents and highly-articulated façades (see Attachment F, Elevations). The building exteriors would be a combination of cement plaster with and corrugated metal siding, with flat metal awnings and varied hip-roof and parapet roof lines. Each building is designed around a central, covered staircase that provides access to the units. Roof-mounted air condenser units would be hidden behind parapets.

Three color schemes are proposed: a Brown-Tan-White combination for two of the buildings, a Green-Red-White combination for one of the 3-story buildings, and a Blue-Gray-White combination for one of the 2-story buildings (see Attachment F, Elevations, and Attachment G, Perspective Renderings).

Exterior lighting would include 14-foot, LED parking lot lights and various wall-mounted fixtures (see Attachment H, Photometrics and Attachment I, Lighting Cut-sheets). All fixtures are full-cutoff and would be directed downward, except for the motion-sensing lights that would be contained within the trash enclosures.

**DISCUSSION**

The proposed project would establish a higher density residential use on an existing transit route with nearby shopping opportunities. The proposed apartments would be compatible with the adjacent senior residential care facility, and would not unduly impact the existing single-family residential uses located west of the site. Although many of the nearby properties to the
west are developed with low-density residential uses, the area has been planned for some time to be redeveloped with a combination of commercial and higher-density residential uses. The project is consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3) by transitioning from 2-story buildings toward the front of the site to 3-story buildings toward the rear. The design is also consistent with policies that call for a strong pedestrian orientation by promoting interactions among tenants with entryways in close proximity to one another, and including color schemes that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4). The predominantly drought tolerant species selected for the landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The proposal is consistent with Design Guidelines (DGs) that call for incorporating common open space into the project design and including structural elements such as balconies and covered entryways (DG 4.1.41, 4.1.42, and 4.1.45). The design reinforces a pedestrian-friendly environment by situating the 2-story buildings nearer to the Humboldt Road frontage, and obscures views to parking areas with buildings and landscaping (DG, and 4.1.42). The building color schemes and parking areas are situated to promote easy way finding and vehicle visibility to residents, consistent with DGs 4.1.31 and 4.1.52.

Since only private patios will face Humboldt Road, the design may be less consistent with DGs that encourage fostering a sense of community by orienting front entryways toward the public street, as (4.1.35, 4.1.11, 4.1.13 and 4.1.24). See Architect’s Project Description, Attachment B, for additional DG analysis.

Rooftop condenser units and views of most of the surface parking would be screened by the buildings. Landscaping will comply with State water conservation requirements. Patios would provide some amount of private outdoor space for each unit, complemented by a common picnic area. Staff recommends approval.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review
The project falls within the scope of the Initial Study and Mitigated Negative Declaration (IS/MND) that was adopted by the City Council on 08/02/16 (State Clearinghouse No. 2016062052). Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. All of the mitigation measures identified by the IS/MND apply to the Humboldt Oaks Apartments development and are included in the recommended conditions, below.

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 policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3) by
transitioning from 2-story buildings toward the front of the site to 3-story buildings toward the rear. The design is also consistent with policies that call for a strong pedestrian orientation by promoting interactions among tenants with entryways in close proximity to one another, and including color schemes that will aid way-finding amongst the buildings (CD-3.2 and CIRC-4). The predominantly native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The project is not located within the bounds of a specific plan or neighborhood 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 proposal is consistent with Design Guidelines that call for incorporating common open space into the project design and including structural elements such as balconies and covered entryways (DG 4.1.41, 4.1.42, and 4.1.45). The design reinforces a pedestrian-friendly environment by situating the 2-story buildings nearer to the Humboldt Road frontage, and obscures views to parking areas with buildings and landscaping (DG 4.2.52, 4.1.53 and 4.2.12). The building color schemes and parking areas are situated to promote easy wayfinding and vehicle visibility to residents, consistent with DGs 4.1.31 and 4.1.52.

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 buildings reflect a modern residential style with rural accents (corrugated metal), that include a variety of masses and forms that will be visually compatible with the site and surrounding residential development. Exterior equipment will be properly screened from view by the buildings and landscape plantings.

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 three-story buildings will be larger than other nearby structures, however will not block existing private views. Three-story construction is consistent with the adjacent R3 and CC zoning districts, the existing nearby sites with which the project would contrast most are single-story residential buildings that are not consistent with the R3 zoning standards. Because the project is located within an area transitioning toward zoning compliance (i.e. will likely be annexed and able in the future to redevelop at higher densities with larger buildings), it is found that the proposed structures are compatible with the site and do not unnecessarily block views from other structures or unacceptably dominate their surroundings, and are consistent with General Plan policies that encourage infill development.

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.
A variety of trees, shrubs and perennials are provided in the project and will provide a variety of structure, color and coverage of open spaces between buildings and parking fields. Preserving existing healthy trees, as conditioned, around the perimeter will aide in buffering the site from adjacent residential development.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-35 (Humboldt Oaks Apartments). The approval documents for this project are date stamped Mar 29, 2016.

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 approval of AR 15-35 (Humboldt Oaks Apartments) shall only become effective upon successful annexation of the subject site (A.P. No. 002-050-061) to the City of Chico.

4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

5. Additional public right-of-way along Humboldt Road shall be dedicated, as necessary to provide a 32-foot half-section and new public frontage improvements (curb/gutter/sidewalk, etc.), shall be installed during project construction, as required by the Public Works Department.

6. Trees shown to be retained with the project shall be protected during construction. Landscape plans shall include a sheet that specifies tree protection fencing around the drip line of all retained trees, and note that the fencing shall be inspected by Planning staff prior to commencement of demolition, clearing/grubbing, or other construction activities. Civil and architectural drawings shall be modified, as applicable, to avoid any trenching and to minimize hardscape improvements and/or grade changes within existing drip line areas. Landscape plans shall specify appropriate mulch materials to be placed beneath existing drip lines at project completion.

7. The developer shall comply with the mitigation measures set forth by the adopted Mitigated Negative Declaration and Mitigation Monitoring Program for the "Humboldt Oaks Apartments (ANX 15-05, UP 15-18, AR 15-35)", as follows:

   a. MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District’s CEQA Air Quality Handbook, October 23, 2014, available at http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include but are not limited to:
- Limiting idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer’s specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB’s 2007 certification standard or cleaner.
- Using electric powered equipment when feasible.

b. MITIGATION D.1 (Biological Resources): Vegetation removal or ground disturbance should be conducted between September 1st and February 28th (non-breeding season) to prevent impacts to protected birds that may be utilizing the project area to nest. If vegetation removal or ground disturbance occurs during the breeding season (March 1st-August 31st), then a pre-construction survey should be conducted by a qualified biologist to locate potential nests of protected bird species and establish a no disturbance buffer zone around nests that is sufficient to ensure breeding is not likely to be disrupted or adversely impacted by construction activities. No construction activities will commence within the buffer area until a qualified biologist confirms the nest is no longer active. The survey should be conducted no more than 14 days before the beginning of construction. If no nests are identified, no additional mitigation would be necessary.

c. MITIGATION E.1. (Cultural Resources): Prior to any ground disturbance the developer shall arrange to have a qualified archaeologist conduct a pedestrian survey within the parcel(s) planned for development/redevelopment in the annexation area, with a tribal monitor from the Mechoopda Tribe present. The survey shall determine the number and placement of shovel test pits to investigate the possibility of subsurface resources. Soil from the test pits shall be screened through standard quarter-inch mesh (hardware cloth). The results of the survey shall be reported to City planning staff by letter from the consulting archaeologist. If no subsurface evidence of prehistoric cultural resources is located, no additional pre-construction mitigation is necessary under this measure. Should any prehistoric cultural resources be located, additional consultation with the Mechoopda Tribe shall occur before any construction-related ground disturbance. If historic resources are discovered, evaluation by a qualified archaeologist will be necessary before any construction related ground disturbance.

d. MITIGATION E.2. (Cultural Resources): Prior to the start of any construction or ground disturbance, the developer shall arrange for construction crews to be given cultural awareness training by a qualified archaeologist, and shall provide adequate notification to City planning staff regarding the time and location of the training.

e. MITIGATION E.3. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any evidence of prehistoric cultural resources (freshwater shells, beads, bone tool remnants or an assortment of bones, soil changes including subsurface ash lens or soil darker in color than surrounding soil, lithic materials such as flakes, tools or grinding rocks, etc.), or historic cultural resources (foundations or walls, structures and remains with square nails, refuse deposits or bottle dumps, often associated with wells or old
privies), the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A qualified archaeologist shall be retained by the developer to evaluate the significance of the find. Further, Planning staff shall notify the Mechoopda Tribe to provide the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist’s report. If human remains are discovered, all work must immediately cease, and the local coroner must be contacted. Procedures for the discovery of human remains will be followed in accordance with provisions of the State Health and Safety Code, Sections 7052 and 7050.5 and the State Public Resources Code Sections 5097.9 to 5097.99. If the Coroner determines that the remains are those of a Native American, the Coroner shall contact the NAHC and subsequent procedures shall be followed, according to State Public Resources Code Sections 5097.9 to 5097.99, regarding notification of the Native American Most Likely Descendant. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

PUBLIC CONTACT

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

ATTACHMENTS

A. Location Map
B. Architect’s Project Description
C. Site Plan
D. Floor/Roof Plans (7 sheets)
E. Landscape Plans (2 sheets)
F. Building Elevations (8 sheets)
G. Perspective Renderings (5 sheets)
H. Photometric Plans (4 sheets)
I. Lighting Details (15 pages)

DISTRIBUTION (5)
Bob Summerville, Senior Planner
Mike Sawley, Associate Planner
Fishcamp, LLC, Attn: Pat Conroy, 1357 East 8th Street, Chico, CA 95928
NorthStar Eng., Attn: Ty Yurkovic, 111 Mission Ranch Blvd, Ste. 100, Chico, CA 95926
Files: AR 15-35

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PROJECT NARRATIVE

HUMBOLDT OAKS APARTMENTS

Humboldt Apartments is a 40-unit multifamily development located at 2160 Humboldt Road (APN 002-050-061). The site consists of 2.2 net acres of land that is not annexed to the City of Chico. The project is currently undergoing the annexation process for Community Commercial (CC) zoning. The site is bounded by State Highway 32 to the north, a senior care facility on a city parcel zoned Community Commercial (CC) to the east, residential units on the Medium High Density Residential (R3) parcels to the west, and Humboldt on the south.

The existing parcel is covered with grasses and has trees along the edges. It gently slopes from the south to the north east at about 1% and appears flat with only minor slope changes. The portion of the parcel bordering Humboldt Road is developed with street lights and utilities. Frontage improvements per city standards will include new curb and gutters at abandoned driveways, new curb ramp at proposed drive aisle and new 5’-0” wide separated pedestrian sidewalk. The site contains three existing structures (a residence, a barn, and a dog kennel) that will be removed prior to construction.

The proposed project is a garden-style apartment with an urban bent, targeting young professionals and single parents, opting for a quiet but contemporary aesthetic. The complex contains 40 market rate units (17.54 DU/Acre) with a unit mix of 20 two-bedroom and 20 two-bedroom plus a den units. The site building layout includes both two-story and three-story structures with the taller buildings concentrated at the rear of the property, away from Humboldt Road, and all buildings setback a minimum of 25’ from the adjacent State Highway 32. It is the goal of the project to create a quality development where individuals and small families can enjoy a quiet atmosphere without the burden of home maintenance. The project is ideally located to facilitate plentiful alternatives to driving; these include proximity to commercial services at Forest Avenue to the west, the class II bike path along Humboldt, and the local bus route #7 passing in front of the project with a bus stop at Marsh Jr. High.

SITE DESIGN

The amenities available to the residents include private balconies or patios, a community outdoor gathering and BBQ area (DG 1.1.31, 1.1.32, 4.1.43) and efficient lighting (DG 1.5.12, 4.1.44). Throughout the site will be drought-resistant landscape with small scale stone ground cover, shrubs and an abundance of significant shade trees. The pedestrian access that passes through the buildings at ground level gives residents two alternative routes from parking to their unit (DG4.1.52).

The property has a fairly narrow frontage (+/-133’) along the access street (Humboldt Road). This precipitates that ten percent of the multi-family units front Humboldt Road. We were able to site one building (DG 1.1.15 4.1.13) facing Humboldt with a 24’ wide vehicular traffic path and a 5’ pedestrian path from the public way. This vehicular path penetrates to the rear of the property, providing straight-forward access to on-site parking. We have provided 85 on-site parking spaces, six of which
are compact spaces, four of which are accessible and the balance at 9'-0" wide by 18'-0" deep. The vast majority of on-site parking is screened by buildings, fences and the property configuration (DG 1.1.14, DG 4.1.55). We have provided two trash enclosures on site with a central mail box to serve the four buildings. Each building has 2 alternate pedestrian paths for access (DG 4.1.41).

Site lighting is provided by a combination of parking lot cut-off pole lighting (14') and wall mounted cut-off lighting to augment the pedestrian paths. All site lights are LED light sources. Attached is a photometric plan for the site illustrating light levels. (DG 4.1.53)

BUILDING DESIGN

We have 2 two-story buildings (8 units) and 2 three-story buildings (12 units) (DG 4.2.13, 4.2.12). We have an attractive modern style (DG4.1.15). The two-story units are at the front of the property and the three-story buildings are at the rear of the property (DG 4.1.12). We have selected three distinct color schemes for the four buildings on site (DG 4.1.31). The exterior walls are a mix of colorful metal siding and cement plaster (DG 4.2.11). The color schemes will facilitate way-finding by differentiating buildings visually (DG 4.1.31). The metal is a nod to the future, while the plaster is a nod to a plethora of plaster faced buildings here in Chico (DG4.1.15). The roofs are a combination of composition shingled hip roofs with wood corbels/beam expressions at the corners and single-ply low-slope roofs mixed with parapet walls that screen roof-top HVAC units (DG 1.3.78, DG 4.1.15, DG 4.1.23, DG 4.2.11).

Each building is comprised of 4 units per floor separated by a common covered stair in the center. Tenants have access to enclosed bicycle storage either located on the unit patio/balcony or off the pedestrian path that leads to the stair. Visitor bicycle parking is located adjacent to each building's primary entrance (DG 4.1.34). By splitting the living units with two units on either side of the stair, we are providing very interesting building massing and an inviting, protected, efficient access to each unit (DG 4.2.14, DG 4.2.43). Each building's primary pedestrian access is identified by a large stone and Italian Cypress in our landscape design (DG 4.1.31).

We have used off-set wall planes combined with material and color changes to create architectural interest around all sides of each building (DG 4.2.21). The planes also extend beyond a single floor in many places (DG4.2.21, DG 4.2.31), creating compositional interest beyond the traditional floor by floor, unit by unit, expressions so prevalent in multi-family architecture. Each bedroom window is shaded by roof overhangs or horizontal powder-coated metal shades to protect the glazing and create interesting shadow patterns that move across the wall with the sun (DG4.1.23, DG 4.2.22, DG 4.2.31).

We are very pleased to submit this project for your consideration. We feel that this project will be a wonderful architectural addition to the City of Chico! The Owners are looking to change the architectural paradigm in Chico toward providing buildings that speak to the future and a younger sense of aesthetics!
3 STORY BLDG. - GROUND FLOOR PLAN

SCALE: 3'-0" = 1'-0"

RECEIVED
MAR 29 2016
CITY OF CHICO
PLANNING SERVICES

ATACHMENT D
2 STORY BLDG. - ROOF PLAN

SCALE: 1/16" = 1'-0"
THE CAL TRANS RIGHT OF WAY WILL BE LANDSCAPED IN ACCORDANCE WITH THE HIGHWAY 99 STATE ROUTE 32 MASTER PLAN AS A PART OF THIS PROJECT.

**TREE LIST**

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**PLAN LEGEND**

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**NOTE:**

- For additional information, see page L-0.2.

** ATTACHMENT E **
**Landscape Irrigation**

The landscapeatisfied the requirements for landscape water use and shall be irrigated by means of an automatically controlled, low-volume, deep irrigation system. Using the water budget calculations for the new buildings, it was estimated that the landscaped area requires 809,800 gallons per year. Therefore, the maximum allowable water allowance per year is expressed as follows:

**Maximum Applied Water Allowance (MAWA) - Calculation**

**MAWA =** 809,800 Gallons per Year

Where:
- 57.3 = Reference Evapotranspiration (ETo) (57.3) (s-0.62)
- ET Adjustment Factor (percent) 0.7
- 32.864 = Landscape Area (LA) (square feet)
- 0.62 = Conversion factor (inches to gallons)

**Total Calculated Water Use for All Hydrozones (EHW) = 57.3**

**PAINTED TRANSFORMER**

EXACT ARTWORK TO BE SELECTED BY OWNER AND SUBMITTED TO CITY OF CHICO STAFF FOR REVIEW AND APPROVAL.

**CITY OF CHICO PLANNING SERVICES**

**MAR 29 2016**

**RECEIVED**
FRONT ELEVATION
2 STORY BUILDING

REAR SIDE ELEVATION
2 STORY BUILDING

BLUE - GRAY - WHITE - 2 STORY BUILDING
FRONT ELEVATION

ENTRY SIDE ELEVATION 2 STORY BUILDING

BROWN - TAN - WHITE 2 STORY BUILDING

MATERIAL LEGEND

- CORRUGATED METAL SIDING
- GAS METAL SIDING
- WOOD SIDING - TYPICAL
- 6X6 WOOD CORBEL

- POWDER COATED METAL
- PLASTIC SIDING - TYPICAL
- SHL. GLAZED VINYL WINDOWS
- CEMENT PLANTER

- COMPOSITION SHINGLES
- POWDER COATED METAL WINDOW SHADE - TYPICAL

RECEIVED
MAR 29 2016

CITY OF CHICO
PLANNING SERVICES

ARCHSG SUBMITTAL

ATTACHMENT F
REAR ELEVATION
2 STORY BUILDING

REAR SIDE ELEVATION
2 STORY BUILDING

BROWN - TAN - WHITE - 2 STORY BUILDING
STREET VIEW - HIGHWAY 32 - LOOKING EAST

HUMBOLDT OAKS APARTMENTS
FISHCAMP LLC
(APN 002-050-061)
2160 HUMBOLDT RD. CHICO, CA

RECEIVED
MAR 29 2016
CITY OF CHICO
PLANNING SERVICES

Date: 02.08.16
Job No: 15-143
Sheet: PERSPECTIVE

NorthStar
Civil Engineers - Surveyors
Architecture & Design
111 MISSION RANCH BLVD., SUITE 100
CHICO, CALIFORNIA 95928
PHONE: (530) 893-1600 FAX: (530) 893-2113
www.northstareng.com

A.503
ARCHB SUBMITTAL
ATTACHMENT G
### Calculation Summary

<table>
<thead>
<tr>
<th>Label</th>
<th>Unit</th>
<th>Avg</th>
<th>Max</th>
<th>Min</th>
<th>Avg/Min</th>
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<th>Description</th>
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<th>P(4)SpdB</th>
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<td>20.4</td>
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<td>10</td>
<td>Horizontal</td>
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<tr>
<td>Pathway</td>
<td>Illuminance</td>
<td>4.61</td>
<td>12.3</td>
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### Luminaire Schedule

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<th>Qty</th>
<th>Tag</th>
<th>Scene</th>
<th>Tag</th>
<th>Arch-arrangement</th>
<th>Lum. Lumin.</th>
<th>Am. Lum. Lumin.</th>
<th>Lum. Wats</th>
<th>Am. Wats</th>
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<td>SINGLE</td>
<td>9823</td>
<td>9823</td>
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<td>WALL MOUNT</td>
<td>109.5</td>
<td>WPLED104N - Neutral - ITL81446.05</td>
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<td>2493</td>
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<td>1.00</td>
<td>WALL MOUNT</td>
<td>29.5</td>
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<td>2</td>
<td>D</td>
<td>2</td>
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### Expanded Luminaires Location Summary

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<th>Qty</th>
<th>Tag</th>
<th>Scene</th>
<th>Tag</th>
<th>X</th>
<th>Y</th>
<th>MTGHT</th>
<th>Orient</th>
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<td>C</td>
<td>3</td>
<td>1</td>
<td>122.0</td>
<td>122.0</td>
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<td>96.35</td>
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<tr>
<td>ALED31778N</td>
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<td>D</td>
<td>2</td>
<td>1</td>
<td>122.0</td>
<td>122.0</td>
<td>80.5</td>
<td>96.35</td>
</tr>
<tr>
<td>SLMD12N</td>
<td>18</td>
<td>E</td>
<td>4</td>
<td>1</td>
<td>122.0</td>
<td>122.0</td>
<td>80.5</td>
<td>96.35</td>
</tr>
<tr>
<td>SLED5N</td>
<td>2</td>
<td>F</td>
<td>2</td>
<td>1</td>
<td>122.0</td>
<td>122.0</td>
<td>80.5</td>
<td>96.35</td>
</tr>
</tbody>
</table>
LED 104W Wallpacks. 3 cutoff options. Patent Pending thermal management system, 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze  Weight: 26.0 lbs

Technical Specifications

Listings
UL Listing:
UL Suitable for Wet Locations as Uplight and Downlight Wall Mount Only.

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

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Construction

IP Rating:
Ingress Protection rating of IP65 for dust and water.

Cold Weather Starting:
Minimum starting temperature is -40°F / -40°C.

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

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

Housing:
Precision die-cast aluminum housing, door frame arm and wall bracket.

Mounting:
Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:
Die-cast aluminum with wiring access plate.

Cutoff:
Standard (16°)

Lens:
Tempered glass.

Reflector:
Specular vacuum metallized polycarbonate.

Gaskets:
High-temperature silicone.

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

Green Technology:
Mercury and UV free, and RoHS compliant.

LED Characteristics

LEDs:
Four multi-chip, high-output, long-life LEDs.

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

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

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

Color Uniformity:

Electrical

Driver:
Constant current, Class 1, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 100-277V = 0.95A, Power Factor 99.4%.

THD:
4.5% at 120V, 8.8% at 277V

Other

Equivalency:
The WPLED104 is Equivalent in delivered lumens to a 400W Metal Halide Wallpack.

California Title 24:
See WPLED104/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:
The design of the WPLED104 is protected by patents pending in US, Canada, China, Taiwan and Mexico.
Technical Specifications (continued)

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods—Buy American Act—Construction Materials (October 2010)."

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:
B1 U1 G3

Features

High performance LED light engine
Maintains 70% of initial lumens at 100,000 hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-year warranty

Dimensions

Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Cutoff</th>
<th>Watts</th>
<th>Color Temp</th>
<th>Finish</th>
<th>Voltage</th>
<th>Photocell</th>
<th>Bi-Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>WPLED</td>
<td>= Standard</td>
<td>104 = 104W</td>
<td>= Cool</td>
<td>= Bronze</td>
<td>= 120-277V</td>
<td>= No Photocell</td>
<td>= No Bi-Level</td>
</tr>
<tr>
<td></td>
<td>C = Cutoff</td>
<td></td>
<td>Y = Warm</td>
<td>W = White</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FC = Full Cutoff</td>
<td></td>
<td>N = Neutral</td>
<td></td>
<td>/480 = 480V</td>
<td>/PCS = 120V Swivel</td>
<td>/BL = Bi-Level</td>
</tr>
</tbody>
</table>

Need help? Tech help line: 888 RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
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Attachment I
**Technical Specifications**

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

**ADA Compliant:**
SLIM™ is ADA Compliant.

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

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

**Construction:**

**IP Rating:**
Ingress Protection rating of IP66 for dust and water,

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

**Ambient Temperature:**
Suitable for use in 40°C (104°F) ambient temperatures.

**Thermal Management:**
Superior heat sinking with internal Air-Flow fins.

**Housing:**
Precision die-cast aluminum housing.

**Mounting:**
Heavy-duty mounting bracket with hinged housing for easy installation.

**Recommended Mounting Height:**
Up to 22 ft.

**Lens:**
Tempered glass lens.

**Reflector:**
Specular thermoplastic.

**Gaskets:**
High-temperature silicone.

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

**Green Technology:**
Mercury and UV free, and RoHS compliant.

**LED Characteristics**

**LED:**
Multi-chip, long-life LED.

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

**Color Consistency:**
3-step MacAdam Ellipse binning to achieve consistent fixture-to fixture color.

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

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

**Electrical**

**Driver:**
Constant Current, Class 2, 100-277V, 50/60 Hz, 6KV surge protection, 720mA, 100-277VAC 0.4 Amp, Power Factor 99%.

**THD:**
14.5% at 120V

**Other**

**HID Replacement Range:**
The SLIM26 can be used to replace 175W MH based on delivered lumens.

**California Title 24:**
See SLIM26/D10 for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

**Patents:**
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.
Technical Specifications (continued)

Optical

BUG Rating:
B1 U0 G0

Dimensions

Features

Full cutoff, fully shielded LED wallpack
Can be used as a downlight or uplight
Contractor friendly features for easy installation
100,000-hour LED Life
5-Year Warranty

Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Watts</th>
<th>Color Temp</th>
<th>Finish</th>
<th>Photocell</th>
<th>Dimming</th>
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<td>= Bronze</td>
<td>= No Photocell</td>
<td>= No Dimming</td>
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<td>18 W</td>
<td>= 18W</td>
<td>= Warm</td>
<td>= White</td>
<td>= PC = 120V Button</td>
<td>= D10 = Dimmable</td>
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<tr>
<td>12 W</td>
<td>= 12W</td>
<td>= Neutral</td>
<td></td>
<td>= PC2 = 277V Button</td>
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</tr>
</tbody>
</table>
Specification Grade Area lights available in IES Type III distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4” square steel poles at 15-25'. Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.

Color: Bronze
Weight: 32.0 lbs

## Technical Specifications

### Listings

- **UL Listing:** Suitable for wet locations as a downlight.
- **IESNA LM-79 & IESNA LM-80 Testing:** RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.
- **DLC Listed:** This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
- **Dark Sky Approved:** The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

### Optical

- **Lumen Maintenance:** 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
- **Replacement:** The ALED78 replaces 250W Metal Halide Area Lights.
- **BUG Rating:** B1 U0 G2

### Construction

- **IES Classification:** The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.
- **Ambient Temperature:** Suitable for use in 40°C ambient temperatures.

### Cold Weather Starting:

- The minimum starting temperature is -40°F/-40°C.

### Thermal Management:

- Superior heat sinking with external Air-Flow fins.

### Effective Projected Area:

- EPA = 0.75

### Housing:

- Die cast aluminum housing, lens frame and mounting arm.

### IP Rating:

- Ingress Protection rating of IP66 for dust and water.

### Reflector:

- Specular vacuum-metallized polycarbonate

### Gaskets:

- High temperature silicone gaskets.

### Finish:

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

### Green Technology:

- Mercury and UV free.

### For use on LEED Buildings:

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

### LED Characteristics

#### LEDs:

- Six (6) multi-chip, 13W, high-output, long-life LEDs.

#### Color Consistency:

- 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

#### Color Stability:

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

#### Color Uniformity:


### Electrical

- **Driver:** Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

- **THD:** 5.2% at 120V, 13.6% at 277V

- **Surge Protection:** 4kV
Technical Specifications (continued)

**Electrical**

**Surge Protector:**
ALED7E is available with a 6kV surge protector (SP6). SP6 available.

**Other**

**California Title 24:**
See ALED3T7E/D10, ALED3T7E/B, ALED3T7E/P, ALED3T7E/FC32, or ALED3T7E/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

**Warranty:**
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

**Patents:**
The ALED design is protected by patents in the U.S., Pat. 668,370, Canada Pat. 144966, China ZL201230100115.A, and Mexico Pat. 38423. Pending patents in Taiwan.

**Dimensions**

**Features**

- High output LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 250W MH area lights
- 5-year warranty

**Ordering Matrix**

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<th>Family</th>
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<th>Watts</th>
<th>Mount</th>
<th>Color Temp.</th>
<th>Finish</th>
<th>Voltage</th>
<th>Photocell</th>
<th>Dimming</th>
<th>Sensor</th>
<th>Bi-Level</th>
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<td>2T = Type II</td>
<td>78 =</td>
<td>Arm</td>
<td>Cool</td>
<td>= 120-277V</td>
<td>No Photocell</td>
<td>No Dimming</td>
<td>/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 78W)</td>
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<td></td>
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<td>3T = Type III</td>
<td>78W</td>
<td>SF =</td>
<td>Bronze</td>
<td>/480 = 480V</td>
<td>/PC = 120V</td>
<td>/Dimming</td>
<td>/BL = Bi-Level</td>
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<td>4T = Type IV</td>
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<td>Warm</td>
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<td>Button</td>
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<td></td>
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<tr>
<td></td>
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<td></td>
<td>Neutral</td>
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<td>/PCS = 120V</td>
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<tr>
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<td>/PCT = 120-277V</td>
<td>/Twistlock</td>
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<tr>
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<td></td>
<td></td>
<td>/PCS4 = 480V</td>
<td>/Swivel</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze
Weight: 106.0 lbs

**Technical Specifications**

**Listings**

**CSA Listed:**
Suitable for wet locations.

**Construction**

**Shaft:**
46,000 p.s.i. minimum yield.

**Hand Holes:**
Reinforced with grounding lug and removable cover.

**Base Plates:**
Slotted base plates 36,000 p.s.i.

**Shipping Protection:**
All poles are shipped in individual corrugated cartons to prevent finish damage.

**Color:**
Bronze powder coating.

**Height:**
15 FT.

**Weight:**
106 lbs.

**Gauge:**
11

**Wall Thickness:**
1/8”

**Shaft Size:**
4”

**Hand Hole Dimensions:**
3” x 5”

**Bolt Circle:**
8 1/2”

**Base Dimension:**
8”

**Anchor Bolt:**
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

**Anchor Bolt Templates:**
WARNING Template must be printed on 11” x 17” sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available.

**Pre-Shipped Anchor Bolts:**
Bolts can be pre-shipped upon request for additional freight charge.

**MaxEPA’s/Max Weights:**
70MPH 14.0 ft./400 lb
60MPH 10.2 ft./295 lb
50MPH 7.6 ft./220 lb
40MPH 5.8 ft./165 lb
30MPH 4.2 ft./125 lb
120MPH 3.0 ft./55 lb
30MPH 2.1 ft./70 lb
140MPH 1.4 ft./50 lb
150MPH 0.8 ft./35 lb.

**Other**

**Terms of Sale:**
Pole Terms of Sale is available.

---

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Dimensions

Features

Designed for ground mounting

Heavy duty TGIC polyester coating

Reinforced hand holes with grounding lug and removable cover for easy wiring access

Anchor Bolt Kit includes hand hole cover and base cover (sold separately)

Custom manufactured for each application
12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that’s super easy to install as a downlight or uplight.

**Color:** Bronze  
**Weight:** 4.5 lbs

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### Technical Specifications

**Listings**

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

**ADA Compliant:** SLIM™ is ADA Compliant.

**DLC Listed:** This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

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

**IESNA LM-79 & LM-80 Testing:**

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

**Construction**

**IP Rating:** Ingress Protection rating of IP66 for dust and water.

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

**Ambient Temperature:** Suitable for use in 40°C (104°F) ambient temperatures.

**Thermal Management:** Superior heat sinking with internal Air-Flow fins.

**Housing:** Precision die-cast aluminum housing.

**Mounting:** Heavy-duty mounting bracket with hinged housing for easy installation.

**Recommended Mounting Height:** Up to 8 ft.

**Lens:** Tempered glass lens.

**Reflector:** Specular thermoplastic.

**Gaskets:** High-temperature silicone.

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

**Green Technology:** Mercury and UV free, and RoHS compliant.

### LED Characteristics

**LED:** Multi-chip, long-life LED.

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

**Color Consistency:** 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

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

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

### Electrical

**Driver:**

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 95%.

**THD:** 10.1% at 120V

**Other**

**HID Replacement Range:**

The SLIM12 can be used to replace 70W MH based on delivered lumens.

**California Title 24:**

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12PC for a model that complies as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts.
Technical Specifications (continued)

Other

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

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB’s IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 “Required Use of American Iron, Steel, and Manufactured Goods—Buy American Act—Construction Materials (October 2010).

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:
B1 U0 G0

Dimensions

Features

Full cutoff, fully shielded LED wallpack
Can be used as a downlight or upright
Contractor friendly features for easy installation
100,000-hour LED Life
5-Year Warranty

Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Watts</th>
<th>Color Temp</th>
<th>Finish</th>
<th>Photocell</th>
<th>Dimming</th>
</tr>
</thead>
<tbody>
<tr>
<td>SLIM</td>
<td>26 = 26W</td>
<td>= Cool</td>
<td>= Bronze</td>
<td>= No Photocell</td>
<td>= No Dimming</td>
</tr>
<tr>
<td></td>
<td>18 = 18W</td>
<td>Y = Warm</td>
<td>W = White</td>
<td>/PC = 120V Button</td>
<td>/D19 = Dimmable</td>
</tr>
<tr>
<td></td>
<td>12 = 12W</td>
<td>N = Neutral</td>
<td></td>
<td>/PC2 = 277V Button</td>
<td></td>
</tr>
</tbody>
</table>
SLED5N

Square LED Step Lights. Equivalent to 13 Watt CFL or 40 Watt incandescent. Applications for steps, decks, landscape and entries. Meets ADA requirements. 5 Year warranty.

Color: Bronze
Weight: 1.5 lbs

Technical Specifications

Listings
UL Listing:
Suitable for wet locations. Suitable for mounting within 4ft. of the ground.

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

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

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

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixtures color.

Color Temperature (Nominal CCT):
4000K

Color Accuracy:
85 CRI

Electrical
Voltage:
100V - 240V.

Driver:
4W high output long life LED. Driver Constant Current, Class 2, 50-60 Hz, 100-240 VAC 0.18 amps.

Surge Protection:
1000 Volts.

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

Thermal Management:
Integral cast aluminum mounting pad for optimum heat sinking to ensure cool operation with maximum LED life and light output.

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

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

Green Technology:
Mercury, Arsenic and UV free.

Housing:
Precision die cast aluminum housing and mounting plate (junction box not included).

Gasket:
High temperature silicone.

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

Optical
Lumen Maintenance:
The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Fixture Efficacy:
30 Lumens per Watt

BUG Rating:
B0 U1 G0

Other
Equivalency:
The SLED5 is Equivalent in delivered lumens to a 13W CFL or 65W incandescent step light.

HID Replacement Range:
The SLED5 can be used to replace 13-26W CFL or 13-60W incandescent step lights based on delivered lumens.

Patents:
The design of the SLED Lights are protected by U.S. Pat. 612,975, Canada Pat. 135101, and China Pat. ZL2010301291140.1

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB’s IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.
Technical Specifications (continued)

Other

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 “Required Use of American Iron, Steel, and Manufactured Goods—Buy American Act—Construction Materials (October 2010),

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

Dimensions

![Diagram of the product dimensions]

Features

- 5 Watt, High output LED
- 100,000 hour life
- Superior heat sinking with die cast aluminum housing
- Meets ADA Requirements
- Junction Box Not Included
Super Stealth Sensor with Total 360 + 180 "Can't Miss" Coverage, Surge Protection, Scanning LEDs, Evening Timer and Color Matched Lens, universal CU4 cover plate included.

Color: Bronze
Weight: 1.5 lbs

Technical Specifications

Listings
UL Listing:
Suitable for wet locations.

Electrical
Voltage:
120 volts AC 60 Hz.

Power Consumption:
1W

Surge Protection:
Withstands up to 6000 volts.

Wall Switch Manual Override:
Two flip logic prevents activation by momentary power outages. Override resets to auto at dawn. No extra wiring needed.

RF Immunity:
Circuits fully shielded for maximum radio frequency immunity.

Switching Capacity:
8 amps, 1000 watts incandescent @ 120 volts.

Sensor Characteristics
Time Adjustment:
5 seconds to 12 minutes.

Wide Sensitivity Control:
Adjustable from 100% to 30%.

Evening Timer:
Keeps lights on for 1-8 hours after dusk. Then sensor is motion activated until dawn.

Set it and forget it:
STL360’s full coverage pattern reduces need for aiming and adjustment.

Advanced Detection Logic:
Minimizes false triggers.

Detection:
Senses 180° and 360° down for Total Detection.

LED Characteristics
Scanning LEDs:
3 LEDs continually scan back-and-forth.

Color Matched Lens:
Dark lens with bronze units, white lens with white units.

Construction
Temperature Compensation:
Sensitivity adjusted automatically for consistent detection in hot and cold ambient temperatures.

Mounting:
CU4 plate allows the sensor to be mounted under a soffit.

Other
Lens Masks:
Customized press apply lens mask included to reduce coverage easily.

Photoelectric Control:
Deactivates lights during daylight. Fully adjustable for 24 hour operation or custom applications.

Warranty:
10 year sensor warranty.
Features

- Senses 180° out + 360° down for total detection
- Radio frequency immunity
- 6000 volt surge protection
- Quick test time
- Color matched vandal resistant
- 1000 Watt switching capacity
- Pre-wired and pre-assembled on CU4 universal EZ plate
- Protected manual override with auto reset
- Can be wired in parallel
CU4A

Die cast sensor & floodlight mounting plate fits round, rectangular, octagonal, recessed & surface mount boxes. Lower hole offers better sensor mounting position. 3 close-up plugs, thick, weatherproof gaskets, universal mounting bar and hanging Helper Hook provided.

Color: Bronze  Weight: 0.6 lbs

Technical Specifications

Listings
UL Listing:
Suitable for wet locations.

Construction
Covers:
Precision die cast aluminum or molded polycarbonate plastic with 1/2" threaded holes.

Screws:
10-24 Brass Round Head Phillips/slotted.

Gasket:
1/8" thick closed cell silicone rubber for long lasting seal won’t crumple or break.

Replacement Plugs:
Available for round and rectangular covers and boxes.

Hole Count:
4 Hole.

Other
Patents:
Pat. D520,465.

Features
1/8" thick weatherseal gasket is closed cell foam rubber for long lasting seal that won’t break.

Strong, corrosionproof polycarbonate
Stainless steel screws provided
Die cast aluminum covers are color matched
Close-up plugs allow Phillips or slotted screwdrivers for easy installation

Dimensions