DATE: November 9, 2016

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Assistant Planner, (879-6535, kelly.murphy@chicoca.gov) Community Development Department

RE: Chico Dermatology, 774 & 778 East Avenue, APN 007-110-006 and -007

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 16-20 (Chico Dermatology), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single-story 5,985 sq. ft. medical office building on a 19,871 sq. ft. site at 774 and 778 East Avenue (see Location Map Attachment A and Applicant’s Project Description, Attachment B). The site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and is located in the CN-AOB2 (Neighborhood Commercial with Aircraft Operations B2 overlay) zoning district.

One of the parcels (APN 007-110-007, 774 East Avenue) is developed with a single-family house that has been converted into a medical office for Chico Dermatology. The other parcel (APN 007-110-006, 778 East Avenue) is developed with a single-family house, garage, and outbuilding which have been converted into a real estate and property management office. The applicant proposes to remove all existing structures onsite and construct a new medical office and parking lot. The Map Advisory Committee approved a merger of these parcels on November 10th, 2016, resulting in a single parcel.

The majority of land uses surrounding the 0.46-acre project site are commercial buildings and residential dwellings that have been converted to commercial and office space. Specifically, the structures fronting East Avenue on either side of the project site are single-family houses that have been converted into restaurants, commercial businesses and office space. Single-family residences are located to the north (Portal Drive). The site is bounded on its south by a commercial corridor, with the North Valley Plaza directly across East Avenue.

Vehicle access to the site would be provided from East Avenue leading to a 23-space parking area, located 10-feet back from the front property line and on the east side of the new office structure, in compliance with Chico Municipal Code (CMC) parking standards (see Site Plan, Attachment C). Two inverted U-style bicycle parking spaces would be provided at
the north end of the parking lot. Pedestrian access to the site would be available from East Avenue, connecting the public sidewalk to an onsite ADA-accessible path of travel. The project would remove and replace any deficient improvements along the East Avenue frontage.

A six-foot wooden fence exists along the side and rear property lines and would remain. For additional security, a six-foot locking wooden gate is proposed at the southwest corner of the building. Parking lot paving would result in the removal of one 42-inch diameter Ash tree located on the southeast corner of the project site, requiring seven mitigation trees to be planted (see Landscape Plan, Attachment D).

Parking lot shading would be provided by three eastern redbud trees located towards the rear of the property, two large Chinese pistache trees at the entrance of the parking lot, and three large scarlet oaks within the parking area, exceeding the 50-percent shading requirement. The trash enclosure, located at the rear of the parking area, would be walled and screened with creeping fig vines. Shrubs and groundcover are also proposed in the parking lot setback area and at various perimeter locations.

In addition to the parking lot shade trees, four eastern redbud trees, razzleberri fringe flower and manzanita shrubs would be planted behind the office building and along the northern property line. The southwest corner of the site (building entrance) would be landscaped with one Chinese pistache tree, one eastern redbud tree, a variety of shrubs, and a cobble rock swale. To further enhance the building’s main entrance, a patio area and decorative, adobe-colored pre-cast concrete planting containers would also be incorporated into the design.

The proposed building utilizes two roof types and heights (see Elevations, Attachment E). The roof of the structure would be flat and have height of 19.5 feet, with stone-finished parapets extending to 25-feet, well below the 35-foot maximum for structures in the CN zoning district. In addition to stone-finish feature walls, standing-seam metal arched roofs would be utilized at the front entry. A variety of textures and materials would be implemented into the building’s exterior design including 3-coat plaster with integral color, vertical glazing surfaces, and a decorative vintage-wood band above the storefront windows.

The proposed color pallet consists of light to medium earth tones. The structure would have two shades of a light gray-brown applied as the main colors (Sherwin Williams “Keystone Gray” and “Dry Dock”), with a dark-brown accent border (Sherwin Williams “Manor House”). The metal awnings and parapet caps are proposed with “Weathered Copper” finish (see Colors/Materials, Attachment F).

Exterior lighting proposed for the parking lot would consist of four standard “shoebox” style area lights, having a finished height of 12-feet, with glare cut-off shrouds. All HVAC units would be roof-mounted and shielded from view (see Mechanical Screening Sections, Attachment G).

**DISCUSSION**

The proposed infill project would establish a medical office use on a developed site, consistent with the zoning and General Plan Designation, while reflecting the commercial and residential character of the uses along East Avenue. These aspects of the project are
consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3) and context-sensitive design (CD-5.2 and CD-5.3). The design is also consistent with policies that call for a strong pedestrian orientation by locating the parking lot to the side of the building and by including architectural features that provide way-finding to the main entrance (CD-3.2 and CIRC-4).

The project is consistent with several of the City’s adopted Design Guidelines (DGs), including those that encourage a pedestrian-oriented design and relating the project to the immediate neighborhood (DGs 1.2.21, 1.2.31, 1.4.11). The project design utilizes a variety of surface materials on the building’s exterior walls and proposes a color pallet that harmonizes with the existing neighborhood (DGs 3.2.31, 3.2.32, 3.2.33). Architectural elements such as stone-finished feature walls, angled columns at the covered entry, and standing seam arched roofs add interest, depth and shadowing to each elevation of the building (DGs 3.2.22 and 3.2.25). Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the building entryway would aid wayfinding by creating a sense of focus, wall-mounted utilities would be hidden from view, and the trash storage area would be appropriately screened. Bicycle parking would be located near the building (consistent with DG 3.1.34), though it would not be covered and protected from the elements as encouraged by DG 3.1.33.

REQUIRED FINDINGS FOR APPROVAL

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

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

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

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). In addition to locating the parking area on the side of the building, several design elements have been incorporated at the main entrance which support pedestrian and bicycle site planning (CD-3.2). The project design also utilizes materials that exhibit a sense of timeless character and reinforce a sense of place (CD-3.1). 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 building design and scale would be consistent with DGs 1.1.11, 1.1.14, 1.1.15, 1.2.13, 3.2.32 and 3.2.33. Consistent with DGs 3.1.11, 3.2.23, 3.2.28 and 3.1.35, the building entryway would create a sense of focus, wall-mounted utilities would be hidden from view, and the trash area would be appropriately screened. Visual impacts of vehicles would be minimized by locating the parking area to the side of the proposed office building, consistent with DGs 3.1.24 and 3.1.25.

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 earth-tone color pallet are visually compatible with the surrounding residential, commercial and office structures. Exterior equipment will be properly screened by fences or painted to match the structures.

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

The project configuration would not result in incompatibilities with existing adjacent residential uses. The project meets the required rear-yard setback for parcels abutting a residential zone (20 feet), and the building’s overall height would be far below the maximum height allowed in the CN zoning district. As such, the building will not unnecessarily block views or dominate its surroundings.

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

The proposed landscaping will provide visual relief around the site perimeter and will provide adequate parking lot shading. The landscaping will provide a range of seasonally-varied colors and textures that is anticipated to provide an attractive environment throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 16-20 (Chico Dermatology). No building permits related to this approval shall be finalized without authorization of planning staff.

2. The approval documents for this project consist of the following exhibits, date stamped November 1, 2016:
   a. Site Plan (sheet ARB2)
   b. Color Elevations (sheets ARB3 and ARB4)
   c. Landscape Plan (pages 1 – 3)
   d. Mechanical Screening (sheet ARB5)
e. Colors/Materials Sample Sheets

3. The approval of AR 16-20 (Chico Dermatology) shall only become effective upon final recordation of Certificate of Merger 16-12.

4. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits.

5. All parapet caps, roof penetrations and other flashing metal shall be painted, consistent with the approved building colors.

PUBLIC CONTACT

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

ATTACHMENTS

A. Location Map
B. Applicant’s Project Description
C. Site Plan
D. Landscape Plan
E. Elevations
F. Colors and Materials
G. Mechanical Screening Sections

DISTRIBUTION

Internal (4)
Mark Wolfe, AICP, Community Development Department Director
Bob Summerville, Senior Planner
Kelly Murphy, Assistant Planner
File: AR 16-20

External (3)
Pat Conroy, 1350 E. 9th Street, Suite 100, Chico, CA 95928
Russel Gallaway Associates, 115 Meyers Street, Suite 110, Chico, CA 95928
Brian Firth Landscape Architect, Inc., 627 Broadway Street, Suite 220, Chico, CA 95928
August 12, 2016

Mr. Bob Summerville
City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95924

RE: Chico Dermatology Medical Office Building
774 & 778 East Avenue
Chico CA 95926
APN: 007-110-006/007-110-007

Dear Mr. Summerville,

It is with pleasure that I take this opportunity to provide you the following overview of the new medical office building constructed on two parcels to be merged, fronting East Avenue. Where appropriate, the following narrative references to the City of Chico Design Guidelines.

Brief History
This property currently has a Medical Office Building and a Real Estate Office. Both buildings had been converted from a former residence to commercial use. We had considered the option of a remodel/addition to the existing medical office building, but working with the existing structure and cost, a new building worked better both cost wise and aesthetically. The existing medical office building is to be demolished. The existing real estate building and two additional out buildings are to be demolished because of their dilapidated state. The existing parking lot will be demolished and redesigned with the new site layout.

Building Program
The proposed new building will allow for a larger waiting area, additional exam rooms, break room, doctors offices, manager’s office, lease space as well as two accessible entrances. With a Boundary Line Modification and the removal of 4 existing buildings on the adjacent parcel, an expanded parking lot is also to be provided.
Proposed Architectural Elements
The design and use of the building materials and colors was selected to
harmonize with the existing neighborhood. Most of which are former residences
converted to commercial, yet across the street is a de-malled regional shopping
center.

Applicable City of Chico Design Guidelines Objectives
DG 1.113-Reinforce a pedestrian-friendly environment regarding building
placement and orientation.
   The placement of the main entrance and sidewalk create easy connection
   for the existing structure and the addition as well as an accessible
   entrance.

DG 1.114 & 3.1.25-Minimize views of automobiles from the public right-of-way by
locating the majority of parking areas and major driveways to the rear or side of
sites wherever feasible.
   The placement of the parking area is adjacent to the building.

DG 1.2.22-Utilize rooflines and exposed (pitched) roofs to add character and
style to a building, reinforcing its sense of place.
   The new building utilizes two roof types and heights. At the covered
   exterior areas feature the added details to draw attention to the front and
   entry of the building. We added details at the facades with a decorative
   fascia and interest for the rest of the building. Details are similar to
   features across the street at North Valley Plaza, creating a sense of place.

DG3.1.32-Consider covered or shaded areas for employees for uses such as
work-break areas, lunches, events, or meetings.
   Off the entrance is proposed a covered patio for patients and customers.

DG3.1.34- Bicycle parking is located close to main entrances.
   The bicycle parking is at the rear of the building where they will be safe.

DG 3.1.35- Screen and buffer trash enclosures, and utility services from public
views.
   The trash enclosure is enclosed and located at the north end of the
   property away from public view and is screened with landscaping.
DG 3.2.21- Design Concept
We utilized Metal Standing Seam Arched Roofs and stone finished wall features at the front entry to form dominate building elements.

DG 3.2.22- Avoid unarticulated elevations and incorporate varied building depth and shadow.
We have been able to add interest, depth and shadowing to each elevation of the building with the addition of:
- Standing Seam Metal Tower.
- Angled columns at the covered entry.
- A pop out at the front of the building.
- Adding Stone finished feature walls.
- Adding belly band above storefront windows.

DG 3.2.23- Design and locate building entries to create a sense of focus so people may easily find the entrance. Roof overhangs and wall recesses, are two examples of features which help define a sense of entry for a building.
A new pop out at the front of the building and a covered patio at the recessed front of the lease space help to facilitate a focus for the front entrance.

DG 3.2.25- Avoid continuous flat roofs with monotonous cornices or parapets.
This building contains 1 main roof height. The flat roof of the building is hidden from the front parapets and also the two standing seam arched roofs. The arched roofs are set at different heights to add dimension to the building.

DG 3.2.28- Minimize the appearance of wall mounted utility equipment, including electrical panels, gas meters, conduit, plumbing or downspouts, by integrating with in the building structure or by screening and buffering techniques.
The electrical panels are located at the rear of the building outside of plain sight. The downspouts for the main roof are along the west side of the building behind a fence out of the public view.

DG 3.2.31 and 33- Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls. Express continuity thought all elevations.
Through the use of three colors of 3 coat plaster with integral color, vertical glazing surfaces, stone finish, and reclaimed-looking wood band. Also incorporating multiple architectural techniques such as decorative
steel columns, plaster joints, and a stone tower feature, every elevation of this building has visual interest.

DG3.2.32- Select building colors and accent materials from a rich palette. The Pallet selected is light to medium earth tones which blends into every neighborhood.

Thank-you for your thoughtful consideration.

Sincerely,

Matthew B. Gallaway, A.I.A.; LEED AP
President –Russell Gallaway Associates, Inc.
CHICO DERMATOLOGY
PRELIMINARY LANDSCAPE PLAN

Prepared for:
RUSSELL, GALLAWAY ASSOCIATES, INC.
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Prepared by:
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PLAN LEGEND

SYMBOL
A. PROPERTY LINE
B. LIMIT OF WORK
C. EXISTING CITY SEWERAGE
D. EXISTING POWER POLES
E. EXISTING HIGH WOODEN FENCE (TO REMAIN)
F. EXISTING OVERHEAD LINES
G. CROPS OF SEEDING TREES, TRUNK LOCATED ON NEIGHBORING PROPERTY (TO REMAIN)
H. EXISTING INFESTED TREES TO BE REMOVED (DRUMS AND CONOLES DRAWN TO SCALE)
I. PLANTS ARE NOT A QUALIFYING TREE UNDER THE CITY OF CHICO TREE PRESERVATION REGULATIONS (14-666) AND AS SUCH DO NOT REQUIRE MITIGATION
J. EXISTING INFESTED TREE TO REMOVED (DRUMS AND CONOLES DRAWN TO SCALE). REGRADING NOT A QUALIFYING TREE UNDER THE CITY OF CHICO TREE PRESERVATION REGULATIONS (14-666) AND AS SUCH DO NOT REQUIRE MITIGATION
K. ENTRANCE
L. MANIC Locations, ROOF HEAVER, SEE ARCHITECTS PLANS
M. CONCRETE SIDEWALK, SEE CIVIL ENGINEERS PLANS
N. ROOF BARBER, PINWHEEL SYMBOL
O. TRASH ENCLOSURE, SEE ARCHITECTS PLANS
P. WATER TREATED TO TRASH ENCLOSURE WALLS
Q. UTILITIES, SEE ARCHITECTS PLANS
R. BICYCLE PARKING INVERTED "U" STYLE, SEE PAGE 2
S. WIRE CONTRAST ADJUSTMENT DRAWN TO SCALE
T. DECORATIVE PRE-CAST CONCRETE PLANTING CEMENTABLE 1 1/2" DIAMETER X 1 1/2" DIAMETER COLOR TO COMPLEMENT BUILDING TO BE SELECTED BY CONTRACTOR
U. HIGH LOWING WOODS GATE
V. GRAVEL UTILITY AREA
W. CONCRETE ENTRY, BY OTHERS
X. EXISTING 42" DIAMETER ASH TO BE REMOVED (REQUERIES 7" FILTERATION TRENCH 7" PROPOSED DRAIN. 8" SYSTEM MODULUS .7 PERCENT)
Y. RECYCLED PLASTIC BUSH
Z. CABLE LINED SNAKE
AA. UNDER SIDEWALK DRAIN FOR STEPDRAIN OVERFLOW. PER CIVIL ENGINEER
BB. UTILIZE EXISTING SEWER CONNECTION FOR NEW BUILDING

COMPLIANCE CHECKLIST

CHECK BOX
A. PLANTING PLAN WITH LEGEND
B. STATEMENT AT TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED
C. TREES TO BE REMOVED OR BE REMOVED (NOTE SPECIES AND SIZES)
D. FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS
E. HORTICULTURE FEATURES AND MATERIALS
F. SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS, SEE ARCHITECTS PLANS FOR ADDITIONAL INFORMATION
G. PERCENTAGE OF PAINTED SHADING IN PARKING AREA (MINIMUM OF 20% REQUIRED)
H. OUTDOOR LIGHTING AREA AREAS
I. ALL 1801:2007 (1801) CONCEPTUAL HYDROGEN AND IRRIGATION METHODOLOGIES
J. EXTERIOR AREA LIGHTING, SEE PAGE 2

NOTE

REMOVE AND REPLACE ANY DEFICIENT IMPROVEMENTS ALONG THE EAST AVENUE FRONTAGE TO ACHIEVE COMPLIANCE WITH CURRENT ADA AND TITLE 24 ACCESSIBILITY REQUIREMENTS. SPECIFICALLY, ALL SIDEWALKS IN EXCESS OF 2% CROSS SLOPE. CONTACT DEVELOPMENT ENGINEERING AT 530-879-6910 FOR MARKING OF AREAS TO BE REPLACED.

FUTURE CONSTRUCTION SHALL COMPLY WITH CITY OF CHICO LID AND POST CONSTRUCTION STANDARDS PLAN.

SEE PAGES 2 AND 3 FOR ADDITIONAL INFORMATION

PRELIMINARY LANDSCAPE PLAN
PAGE 1 OF 3

SOLAR INFLUENCE

BAR SCALE
SCALE: 1" = 10' - 0"
CHICO DERMATOLOGY (PAGE 2 OF 3)
PRELIMINARY LANDSCAPE PLAN

Prepared for:

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11 MEYERS STREET, SUITE 110
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Prepared by:

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TREE LIST (MEDIUM WATER USE)

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SHRUB LIST (MEDIUM WATER USE)

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<td>Agapanthus Africannus</td>
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<td>Eucalyptus Citriodora Coronation Guld</td>
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VINES

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SEE PAGES 1 AND 3 FOR ADDITIONAL INFORMATION
PLANTING CONTAINERS

COMPLIANCE CHECKLIST

CHECK BOX DESCRIPTION SYMBOL
☐ PLANTING PLAN WITH LEGENDS ☑
☐ EVIDENCE AS TO SOIL TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED ☑
☐ TREES TO REMAIN OR BE REMOVED (HOST SPECIES AND SIZE) ☑
☐ FENCE/WALL LOCATIONS, HEIGHTS, DESIGNS ☑
☐ HORTICULTURE FEATURES AND MATERIALS ☑
☐ SCREENING METHODS FOR TREES ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS (SEE ARCHITECT’S PLANS FOR ADDITIONAL INFORMATION) ☑
☐ PERCENTAGE OF HARDSCAPE SURFACE IN PARKING AREA (MINIMUM OF 10% REQUIRED) ☑
☐ OUTDOOR VENETIAN BLIND AREAS ☑
☐ ALL-1801 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS ☑
☐ EXTERIOR LIGHTING ☑

LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (5,234 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME Drip irrigation SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS (SHOWN BELOW), IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EwU) OF THE PROPOSED LANDSCAPE IS 1,032,302 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM ALLOWED WATER ALLOWANCE (MAwA), WHICH IS 130,160 GALLONS PER YEAR.

AREA LIGHT

SOILS STATEMENT

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

PARKING LOT LANDSCAPE

DESCRIPTION AREA PERCENT
PARKING LOT PAVING 6,394 SF
PARKING LOT LANDSCAPE 500 SF 3%

SHADE CALCULATIONS

DESCRIPTION SHADE AREA TOTAL PERCENT
TOTAL PARKING AND SHOP AREA 6,394 SF

SCARLET OAK (45 DIAMETER)
FULL 1,356 SF 0 0 0
THREE QUARTER 942 SF 1 942 14%
HALF 628 SF 1 628 9%
QUARTER 314 SF 1 314 4%

CHINESE PECAN (45 DIAMETER)
FULL 1,356 SF 0 0 0
THREE QUARTER 942 SF 0 0 0
HALF 628 SF 2 1,256 19%
QUARTER 314 SF 0 0 0

EASTERN REDBUD (30 DIAMETER)
FULL 314 SF 0 0 0
THREE QUARTER 267 SF 0 0 0
HALF 157 SF 3 471 7%
QUARTER 78 SF 0 0 0

TOTAL SHADY AREA PROVIDED 3,011 SF 57%

MULCH

A UNIFORM 2” MINIMUM LAYER OF 1” TO 1-1/2” “WALK-ON” FIRE BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS.

VICINITY MAP

CHICO DERMATOLOGY (PAGE 3 OF 3)
PRELIMINARY LANDSCAPE PLAN

Prepared by:
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PHONE: (530) 389-1132, FAX: (530) 389-1120
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DATE OCTOBER 20, 2014
PROJECT NUMBER: 2014 DESIGN: 38

NEW ALUMINUM STOREFRONT SYSTEMS BY OLDCASTLE. COLOR BRIGHT SILVER WITH FLUOROPON FINISH.

NEW DECORATIVE BAND BY NICHIA. STYLE: VINTAGE WOOD COLOR: BARK.

NEW STANDING SEAM METAL AWNING AND PARAPET CAP FLASHINGS. BY AEP SPAN COLOR: WEATHERED COPPER.