Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 3/16/16

DATE: March 2, 2016

File: AR 15-41

TO: Architectural Review and Historic Preservation Board

FROM: Mark Wolfe, AICP, Director (879-6801)
Community Development Department

RE: Floral Gardens Square, Building Four, 1260 East Avenue, APN 016-040-070

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 15-41 (Floral Gardens Square, Building Four), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single story 5,960 square foot office structure on a 0.56 acre site at 1260 East Avenue, just east of Floral Avenue. The site is designated Office Mixed Use on the City of Chico General Plan Land Use Diagram, and is located in the OR (Office Residential) zoning district.

The building is to be located on a "pad" site created as a part of the overall Floral Gardens Square project, a complex of five office/commercial buildings approved in 2002. Three of the pads have been subsequently developed. All parking and other site improvements relating to development of the subject Building Four pad are already in place.

DISCUSSION

Architecture: In terms of general massing and form, the proposed office structure is similar in design to those already constructed as part of the overall project. The structure will be finished with lap-style siding and standing-seam metal roof. Proposed colors are "Casual Gray" for the body of the building, with trim to be an off-white "Melting Icicles". Roofing is to be "Ash Gray". No roof-mounted equipment is proposed. A materials board will be presented at the Board's meeting.

The applicant is pursuing a "Southern Federal" character for the building, incorporating columns and shutters consistent with this theme. The East Avenue façade, on which the main entry would be located, is strengthened with a column-supported covered porch feature.

Signage consists of one six-foot tall free-standing monument type sign in front of the building, facing East Avenue.

Site Planning: As most of the site has already been developed with related parking and landscape areas, site planning is limited to the location of the building on the pad location. The proposed site plan improvements are consistent with zoning requirements and responsive to existing site improvements and conditions.

Vehicle access to the site is via existing driveways to both Floral and East Avenues. All parking improvements to support the proposed use of the building are already in place. Bicycle parking per Municipal Code requirements is noted on the site plan.

Landscaping and Lighting: Landscaping is provided in all non-paved areas, with Zelkova and Chinese Pistache trees being used to shade parking areas. Estimated shade coverage is 57%, exceeding the usual 50% standard. Crepe Myrtle trees are used in other locations, along with ground cover and shrubbery. In addition to these elements, Creeping Fig vines will be used to further screen and enhance the trash enclosure. An outdoor employee area consisting of a small patio with an arbor is also proposed.

Parking lot lighting will be provided by decorative post style fixtures between roughly eight and 10 feet in height.

As of July 1, 2015 the City of Chico is responsible for implementing Low Impact Development (LID) requirements as part of the State Water Resource Control Board's MS4 General Permit. Because of this new requirement, recommended conditions allow flexibility in the final landscape plan to ensure the project will be in conformance with LID standards.

RECOMMENDED DISCUSSION ITEMS

Proposed Colors

Design Guidelines Objective 3.2.3 calls for "Design continuity throughout the building architecture, including materials and colors that clearly follow a project's overall design intent, concept, and style." To advance this objective, the Guidelines suggest that designers "Select building colors and accent materials from a rich palette that enhances the streetscape, rather than simply blends with surrounding architecture. Avoid bland color palettes and unnecessary ornamentation."

The proposed use of darker gray colors for both the body and roof of the proposed structure may appear somewhat monochromatic, and incongruent with the "Southern Federal" architectural theme being sought.

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-1, LU-4, and CD-5). The project also includes landscaping that is fundamental to the design, softens the structure appearance while complementing existing landscaping found on abutting parcels. Further, the project bicycle parking and the structures are at pedestrian scale and height (CD-3.2.1). 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 project promotes orderly development in that it is a component of a previously approved complex of commercial structures. The subject site is surrounded by single story development The project is also consistent with Design Guidelines that call for a pedestrian-level scale, incorporation of elements that reflect the surrounding neighborhood, proper screening of utilities, landscaping to soften and block views, and a clear pedestrian entry (DG 3.1.11, 3.1.12, 3.1.35).

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 neutral color pallet of the proposed office structure are visually compatible with the surrounding office developments. Exterior equipment will be properly screened by fences or painted to match the structures. The proposal treats all elevations equally in materials, and details (DG 3.2.33, 3.2.27).

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 a component of a previously approved site plan for a complex of commercial buildings. The project configuration creates a compatible site plan where

parking will be adequately hidden from public view and convenient. The buildings will not unnecessarily block views or dominate its surroundings as the height of the structures is below the allowed height of the zoning designation (DG 1.1.14, 1.1.15)

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 structures and provide adequate parking lot shading, along with screening of the trash enclosure.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-41 (Floral Gardens Square Building Four), as may be modified by any conditions added by the ARHPB. No building permits related to this approval shall be issued or final occupancy granted without authorization of Planning Division staff.

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. Building mounted lighting shall be of an architecturally compatible full-cutoff design, and subject to staff approval prior to issuance of a building permit.

4. The proposed landscape plan may be modified to meet LID requirements. The Final landscape plan shall be designed to incorporate materials and themes reflected in the proposed plan.

5. Remove, replace, and /or construct any deficient public improvements along East Avenue to achieve compliance with current ADA and Title 24 Accessibility requirements.

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.

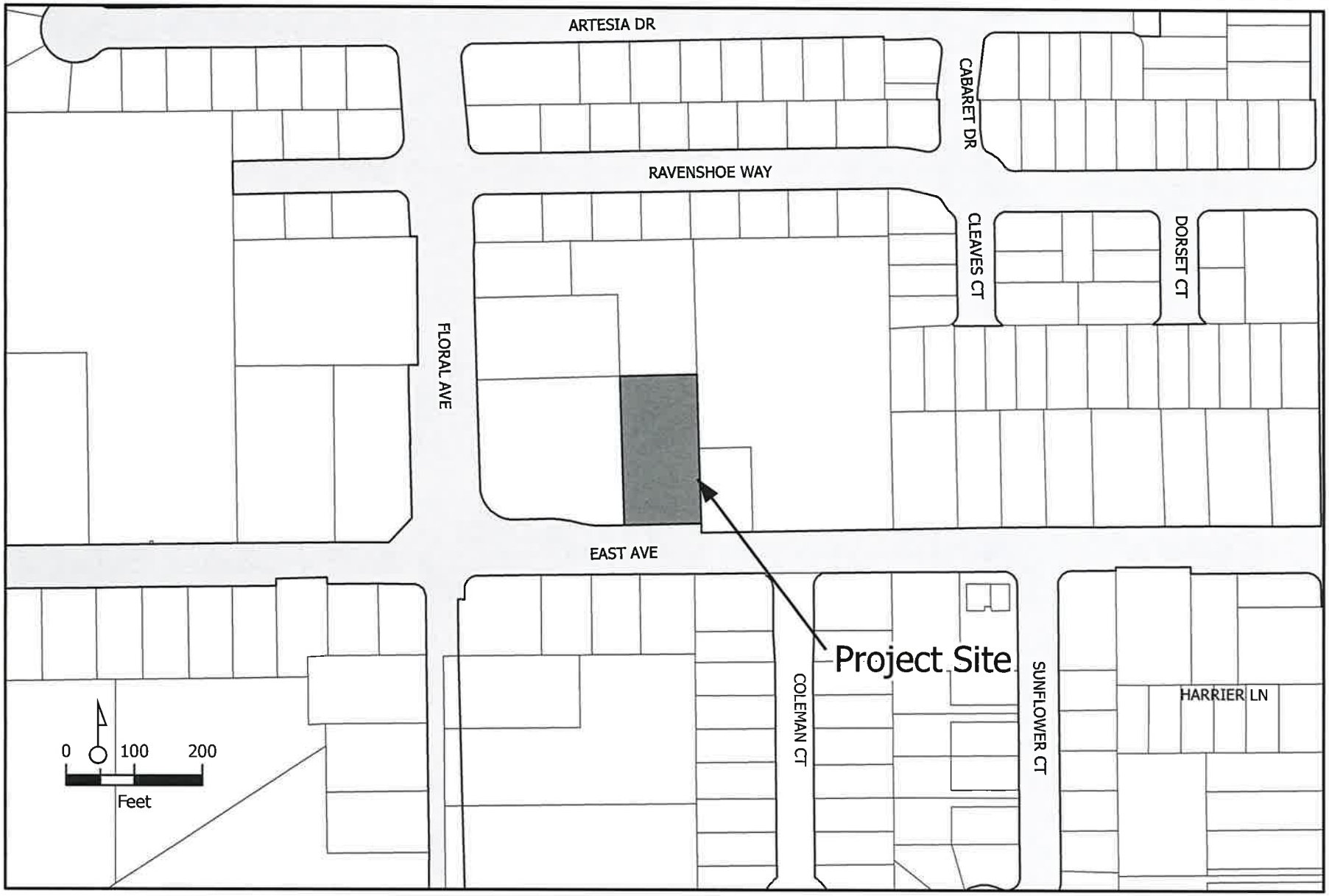
ATTACHMENTS

A. Location Map
B. Applicant's Project Description
C. Site Plan: Previously Approved Floral Gardens Square Complex
D. Site Plan: Proposed Project
E. Elevations, Fencing, Trellis, and Signage
F. Elevations
G. Landscape Plan

H. Landscape Key

DISTRIBUTION
Internal (3)
Bob Summerville, Senior Planner
Files: AR 15-41 (Floral Gardens Square Building Four)

External (3)
Dan Hays, 1351 Mangrove Avenue, Suite "A", Chico CA 95926
Thomas Phelps, Landscape Architect, P.O. Box 8328, Chico, CA 95927
Floral and East Investment Group, LLC., 701 East Lassen Avenue, Chico CA 95973



AR 15-41 (Hays)
1260 East Avenue (Floral Gardens Square, Building Four)
APN 016-040-070-000

ATTACHMENT A

FLORAL
GARDENS SQUARE

February 14, 2016

City of Chico
Architectural Review and
Historic Preservation Board
411 Main Street
Chico, CA 95927

Project Description: Floral Gardens Square – Building 4

We are pleased to present this Southern Federal style building design for an existing vacant lot which is located at 1260 East Avenue. Originally developed in 2002... lots 1 and 4 have remained undeveloped throughout the periods of "the overbuilding of office structures" - 2002 to 2006... and the "real estate financial crises" that began in the latter part of 2007—both of which have, until now, severely affected 'start-up' construction projects in the City of Chico.

The building design which is being presented for your review, comment and approval... represents the continuation of the unique architectural styles found in Floral Gardens Square with its building structures and their features that, not only meet and/or exceed the design elements of the City of Chico's Design Guidelines—but enhances the quality of work-life for the tenants who will occupy it in the future.

The building's Southern Federal design, together with its unique elements, illustrate our continued approach to the initial architectural designs of the Floral Gardens Square and the design elements that meet each of the required guidelines of the City—as follows:

- The existing three buildings in "Floral Gardens Square" (FGS), are timeless in their traditional architectural designs... French County, Italian Mediterranean—and New England Cape Cod. The addition of our Southern Federal style architectural design will equally enhance the continuation of the project and compliment each of the existing buildings in this village style development project. The village style architecture of FGS has clearly defined project entry features with fully landscaped parking areas adjacent to each building's entry and a distinguishable building theme that makes finding a tenant's business—easy for its visitors.

ATTACHMENT B

In 2001, as well as today... Floral Gardens Square continues to set an exemplary example for the future development of other neighboring properties and the existing East Avenue corridor of Office/ Residential areas with its unique architectural design and landscape features—making it consistent with the objectives of Chico's DG 3.1.11 & 12.

- As in the original design of Floral Gardens Square development plan... Lot 1's Development Plan meets the building coverage to total site area at 24.47%; and exceeds the parking lot area to parking landscape area ratio at 22.2%, the parking area shading coefficient ratio at 89.40% and the building to landscape/ hardscape ratio at 28.22%—all of which continue to exceed the percentage requirements of the City's design ordinances. The landscape enhancements also serve to further minimize the visual impacts of the vehicular parking areas... reduce the effects of heat generated by the asphalt concrete parking areas—and enhance the visual and dimensional effects of the landscape to the building, making it consistent with the objectives of DG 3.1.21, 22, 23, 24 & 25.

- The convenient bicycle parking and patio gathering area, which will be utilized by Suite C's employees, has been enclosed to ensure their privacy and security. Employee gathering areas will be incorporated within the interior design of the building's Suite's A and B... and their bicycle parking has been strategically located to be convenient to the building's entries—where bicycles can be visibly observed by their owners at all times, in accordance with the design guidelines of 3.1.31, 32, 33 & 34.

- The 5' and 6' wide sidewalks which serve the building's entries from East Avenue and the parking lot areas have been spaciously provided in ample widths for ADA compliant pedestrian and wheel chair traffic, per DG 3.1.37.

- All HVAC cooling units and electrical metering panels have been located on the easterly side of the building and are sufficiently hidden, behind a decorative screen and staggered trees and shrubs, from view by passing pedestrians and vehicular traffic—being more than 60' from the southerly property line and more than 75' from the public sidewalk and street view, complying with DG 3.1.35, 36 and 3.2.28.

- In compliance with former requirements of the City's ordinances, the existing enclosed trash enclosure which serves the Floral Gardens Square project, was strategically located central to all building occupancies and screened from general public view by its stucco enclosure and by both on and off-site landscape features and parking areas, making it compliant with today's requirements of the DG 3.1.35 guidelines.

- The building's unique Southern Federal style architecture, with its mass, scale and form has been uniquely designed to not only serve the needs of its future occupants... but to provide a pleasing building art form which adds visual interest

for its future public viewers passing by. The multi-level eave heights, and roof lines and multi-dimensioned widths of the building offers a visual break in what would normally be one long single building expanse of wall and roof. The beaded plank siding is an old world craft and adds to the traditional look of each building found in the FGS development project As the building's eave heights and interior ceiling's are higher than most typical office buildings... they command heightened window glazing—assuring more natural light to be enjoyed by its occupants and, accordingly, less demand on utility usage. The combination of these design features also make it compliant with DG 3.2.11,12, 24, 25 and 33 and the provisions of the 2013 California Building Code - Title 24 Energy and Green Code requirements.

- The use of metal roofs at multiple elevations, has both "green" and economical advantages... i.e. metal roofing is more reflective and therefore less heat absorbent... greatly reducing heat buildup in the attic spaces—and it will outlast composition shingle roofing materials by two or more times, thus virtually eliminating the need for new finish materials and the disposal and/or recycling of the old materials during the lifecycle of the building structure. In addition to its "green" and long-term economic advantages... its use serves to comply with the requirements of DG 3.2.22, 23, 24 & 25.

- The building's 'Casual Gray' color, chosen by our tenants, together with its 'Silhouette Gray' metal roof and white 'Bit of Sugar' trim colors are representative of those found on Southern Federal style buildings and are complimentary to the color schemes of the existing structures in Floral Gardens Square and are in compliance with DG 3.2.31.

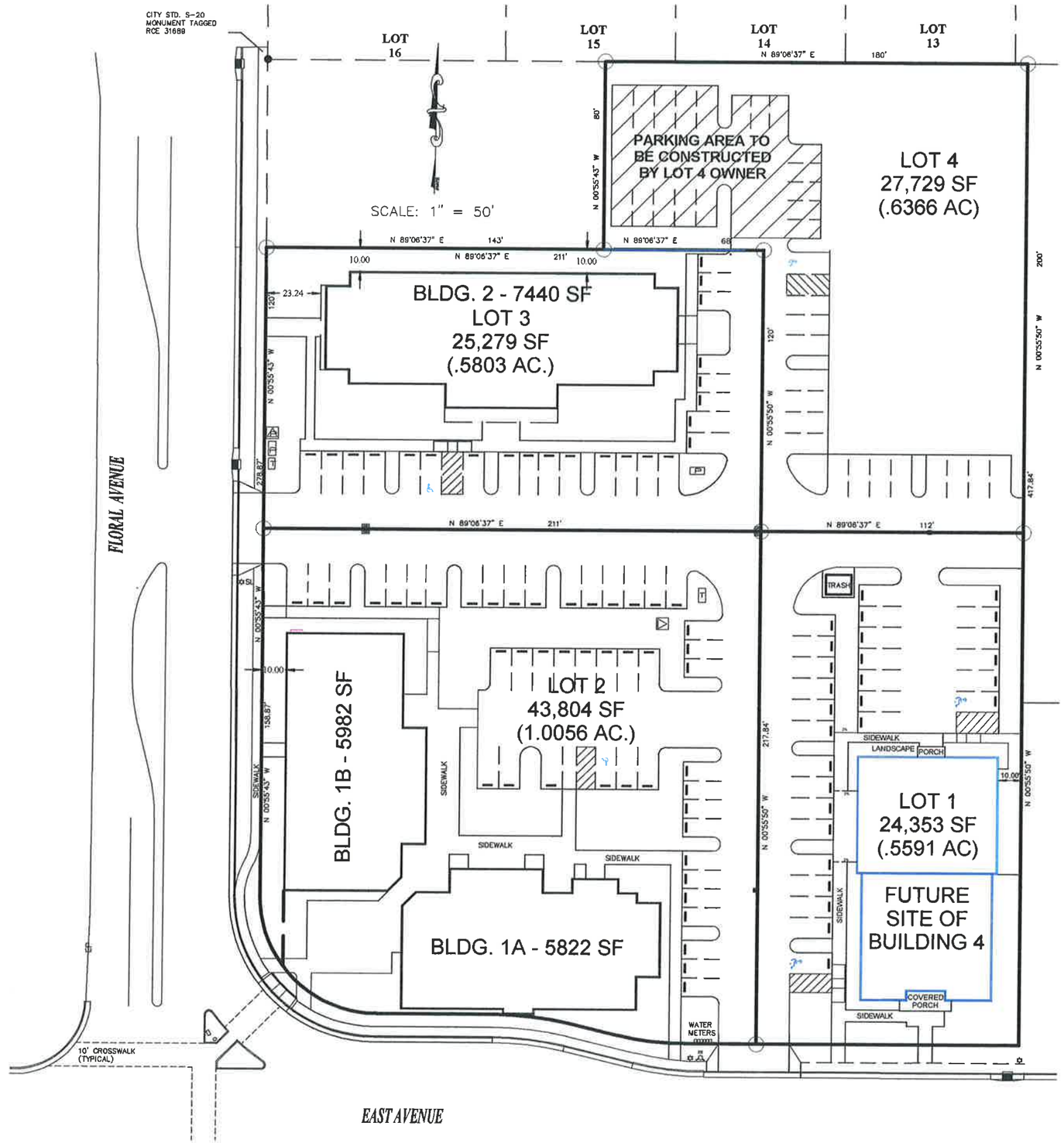
In summary... we believe that the overall color scheme, design, elevational features, continuity of design, parking and landscape designs of this Southern Federal style building will ensure that its future relationship to the 'Floral Gardens Square' project and the surrounding buildings and neighborhood area will sufficiently meet, and will be consistent with each of the design objectives found in Chapter 3 – Office & Office Mixed-Use Policies of the "Design Guidelines"—together with the design concepts and architectural styles found in the original Development Plan of...

FLORAL
GARDENS SQUARE

BUILDING SITE DATA:

FLORAL GARDENS SQUARE

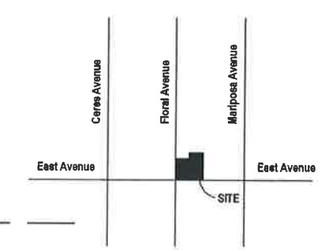
SOUTHERN FEDERAL STYLE ARCHITECTURE	SF	%
BUILDING SITE - LOT 1	24353	100.00%
BUILDING SLAB COVERAGE	6024	24.74%
BUILDING USABLE AREA - MIXED OFFICE USES	5959.96	24.47%
	SF	**%**
LANDSCAPE - TREES, SHRUBS & GROUNDCOVERS	4924	20.22%
HARDSCAPE - SIDEWALKS, PATIO & PORTICOS	1948	8.00%
TOTAL OF LANDSCAPE AND HARDSCAPE	6872	28.22%
	SF	**%**
PARKING AND DRIVEWAYS - MAIN	7361	30.23%
PARKING AND DRIVEWAYS ACCESSING REAR PARKING	2582	10.60%
TOTAL OF ALL PARKING AND DRIVEWAYS TO PARKING	9943	40.83%
	SF	**%**
PARKING LOT LANDSCAPE AREA	2506	10.29%
COMMON TRASH FACILITY	173	0.71%
PARKING LOT & ACCESS AREAS - MAIN AND REAR	9943	40.83%
PARKING LOT TO PARKING LANDSCAPE - REQUIRED		5.00%
PARKING LOT TO PARKING LANDSCAPE - ACTUAL		25.20%
	SF	**%**
DRIP-LINE OF TREES IN PARKING LOT - SHADE AREA (BY PHYSICAL MEASUREMENT OF MATURE TREE DRIP-LINES INTO REFLECTED PARKING & DRIVEWAY PAVED AREAS)	5652	
PARKING LOT & DRIVEWAY AREAS - MAIN AND REAR	9943	
PARKING LOT TO DRIP-LINE SHADE AREA - REQUIRED		50.00%
DRIP-LINE SHADE AREA OVER PARKING LOT - ACTUAL		56.84%



FLORAL GARDENS SQUARE
PARKING ANALYSIS

Building 1A @ 5822 SF	
Restaurant @ 1202 SF	
Food Preparation @ 567 SF	
Dining @ 635 SF-/75	9 Spaces
Office @ 4620 SF/300	15 Spaces
Total Spaces Required for Bldg. 1A	24 Spaces
Building 1B @ 5982 SF	
Restaurant @ 1714 SF	
Food Preparation @ 2 Employees	
Dining @ 325 SF/75	5 Spaces
Office @ 4268 SF/300	15 Spaces
Total Spaces Required for Bldg. 1B	20 Spaces
Building 2 @ 7440 SF	
Office @ 7440/300	25 Spaces
Building 3 @ 8000 SF MAX.	
Office @ 7200/300	24 Spaces
Building 4 @ 6000 SF MAX.	
Office @ 6000/300	20 Spaces
TOTAL SPACES REQUIRED	113 Spaces
TOTAL SPACES PROVIDED	113 Spaces

VICINITY MAP



LEGEND

● = RECORD MONUMENTATION

——— = PARCEL BOUNDARY

FLORAL GARDENS SQUARE

NOVEMBER 2002

SHEET 1 OF 1

RECEIVED
MAR 01 2016
CITY OF CHICO
PLANNING SERVICES

REVISIONS

Floral Gardens Square

A Damschen/Hays Development

HAYS & ASSOCIATES
DESIGN • DEVELOPMENT

1351Mangrove Ave. - Suite A
Chico, Ca. 95926
(530) 624-5777
Dan@HaysAssociates.com

DEVELOPMENT PLAN

DRAWN DH
CHECKED

7/2002

1" = 50'-0"

SHEET

SD - 1

ATTACHMENT C

PROJECT CODE ANALYSIS

GENERAL CODES:	2013 CALIFORNIA BUILDING CODE
PROJECT TITLE:	FLORAL GARDENS SQUARE – BUILDING 4
OWNER:	FLORAL & EAST AVE INVESTMENT GROUP, LLC 701 E. LASSEN AVENUE CHICO, CA 95973
ASSESSOR'S PARCEL NO:	016-040-070
CURRENT LAND USE:	VACANT
CURRENT ZONING:	OFFICE RESIDENTIAL
G.P. DESIGNATION:	OMU
JURISDICTION:	CITY OF CHICO 411 MAIN STREET, CHICO, CA. 95928

BUILDING SITE DATA:

	AREA	% OF TOTAL
GROSS BUILDING SITE AREA:	24,353 SQ. FT.	100.00%
PROPOSED BUILDING AREA:	6,024 SQ. FT.	24.74%
REMAINING AREA:	18,329 SQ. FT.	75.26%
		100.00%

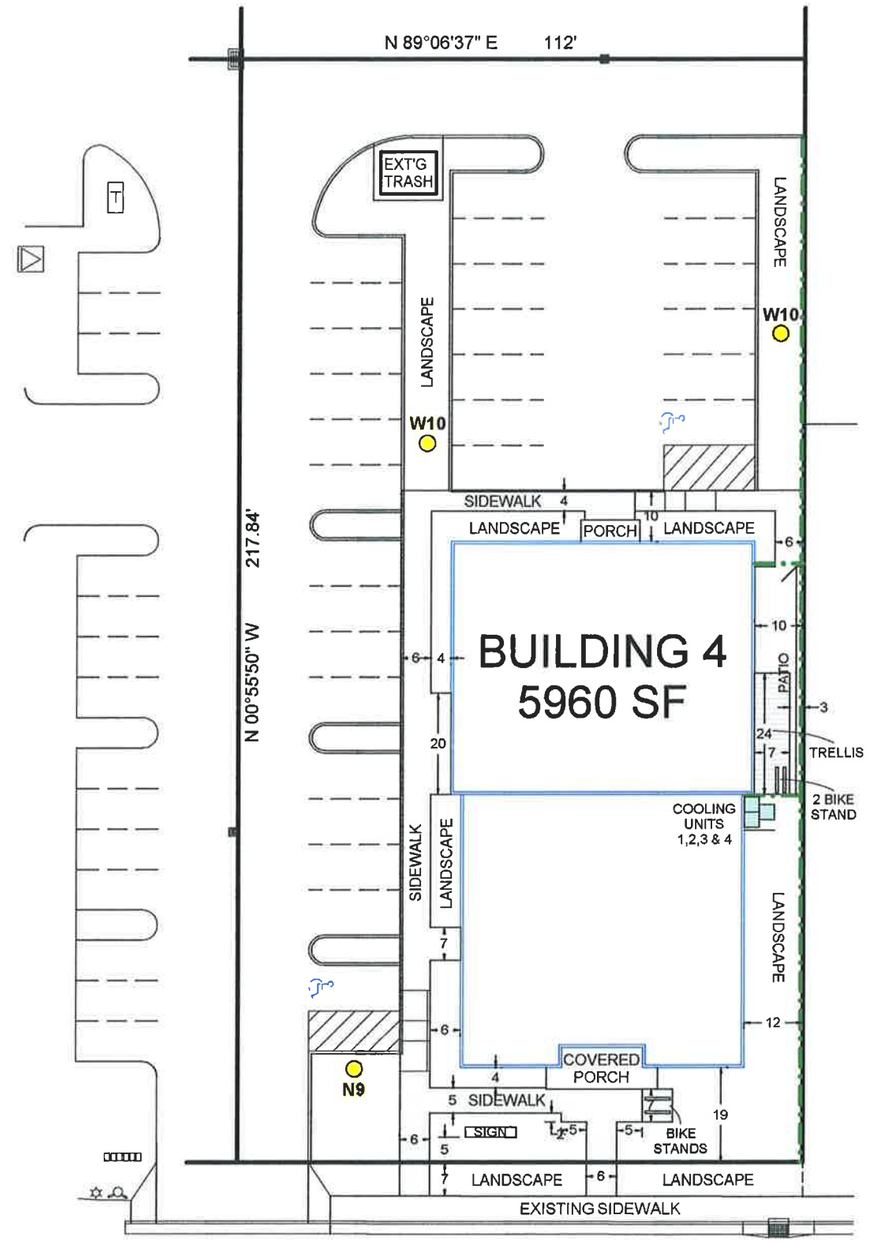
BUILDING ANALYSIS

COMMERCIAL STRUCTURE

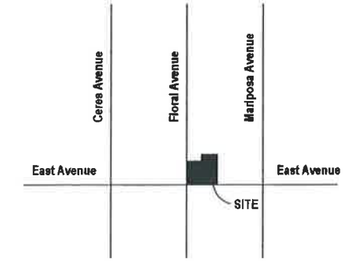
USE:	OFFICE BUILDING
OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	II-B
PROPOSED FLOOR AREA:	5960
FLOOR AREA ALLOWED:	
BASIC =	8,500 SQ. FT.
PROPOSED FLOOR AREA:	
"C" OCCUPANCY:	3,000 SQ. FT. – OCCUPANT LOAD - 15
"A & B" OCCUPANCY:	2,960 SQ. FT. – OCCUPANT LOAD - 15

PARKING ILLUMINATION - DESIGN ELEMENTS

MODEL	MANUFACTURER & NAME	TYPE	WATTAGE	QTY
N9	CLASSIC LAMP POSTS - NEW ENGLAND	LED	100	1
W10	CLASSIC LAMP POSTS - WASHINGTON	LED	100	2



EAST AVENUE



VICINITY MAP

SCALE: 1" = 30'-0"

LEGEND

- = PARCEL BOUNDARY
- = TELEPHONE BOX
- = PG&E TRANSFORMER
- = WATER METERS
- = FIRE HYDRANT
- = STREET LIGHT
- = STORM DRAIN
- = COOLING UNIT
- = PARKING ILLUMINATION
- = ADA COMPLIANT PARKING SPACE
- = 6' HIGH FENCE

FLORAL GARDENS SQUARE

REVISIONS:

WES GILBERT
ENGINEER
530.890.1315
W Gilbert Engineering
140 Yellowstone Drive, Suite 110
Chico, CA 95973
LICENSE NO.

A BUILDING DESIGNED FOR:

FLORAL & EAST AVE INVESTMENT GROUP, LLC

MAILING ADDRESS:

C/O Gene Damschen
701 E. Lassen Ave
Chico, CA 95926

PROPERTY ADDRESS:

1260 East Avenue
Chico, CA 95973

ASSESSOR'S NO'S.
016-040-070

HAYS & ASSOCIATES
DESIGN • DEVELOPMENT
1351 MANGROVE AVE - STE A
CHICO, CALIFORNIA 95926
OFFICE (530) 624-5777
DAN@HAYSASSOCIATES.COM

SITE DEVELOPMENT PLAN

DRAWN MMI
CHECKED DH

DECEMBER 2014

1" = 30'-0"

SHEET NO.

SD-2

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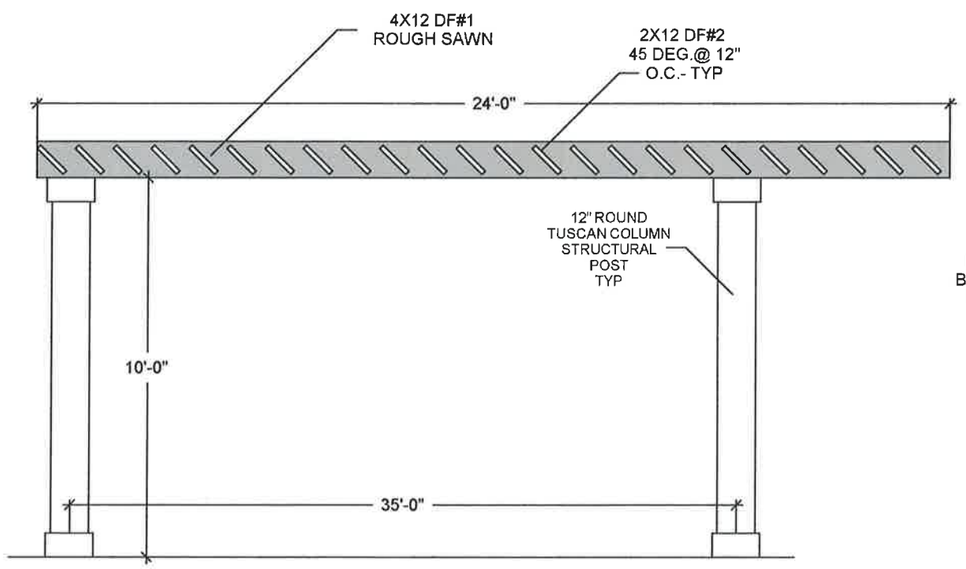
MAR 01 2016
CITY OF CHICO
PLANNING SERVICES

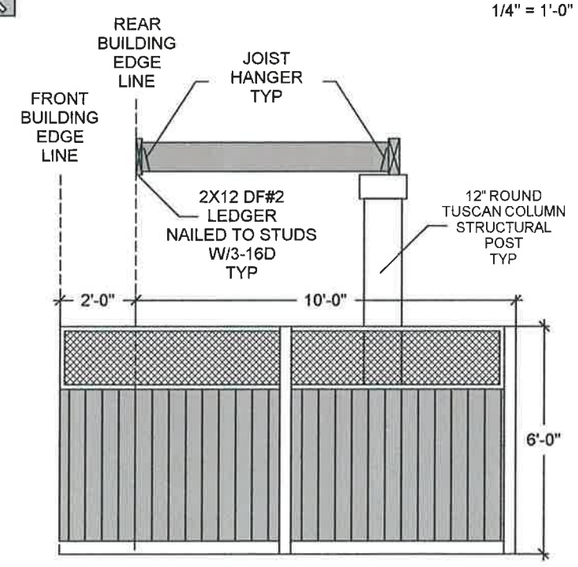
ATTACHMENT D

WEST ELEVATION



EAST VIEW OF TRELLIS COVERING SOUTH END OF PATIO

1/4" = 1'-0"

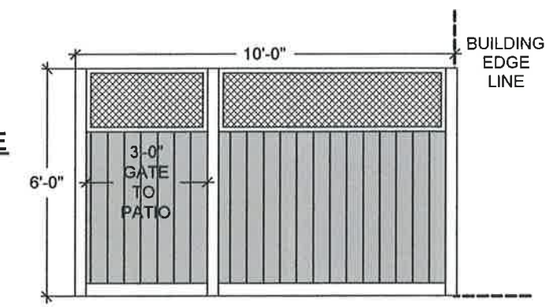


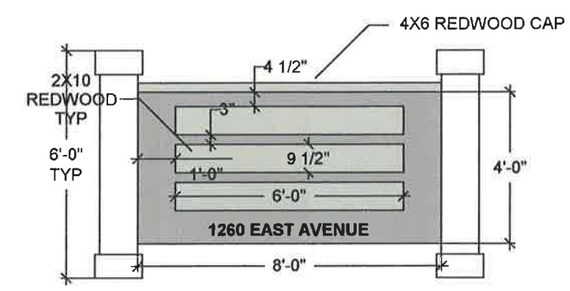
NORTH VIEW OF TRELLIS AND SOUTH LATTICE FENCE FROM EAST AVE

1/4" = 1'-0"

NORTH VIEW OF LATTICE FENCE OF PATIO AREA TRELLIS NOT SHOWN

1/4" = 1'-0"





MULTI-TENANT MONUMENT SIGN
8" LETTERS APPLIED TO 2X10 REDWOOD ATTACHED TO 4'X8' - 3/4" MARINE PLYWOOD
SIGNAGE AREA = 32 SF

1/4" = 1'-0"

RECEIVED
MAR 01 2016
CITY OF CHICO
PLANNING SERVICES

REVISIONS:

WES GILBERT
ENGINEER
530.890.1315
W Gilbert Engineering
140 Yellowstone Drive, Suite 110
Chico, CA 95973
LICENSE NO. 31668

A BUILDING DESIGNED FOR:

FLORAL & EAST AVENUE INVESTMENT GROUP, LLC

MAILING ADDRESS:

701 E. Lassen Avenue
Chico, CA 95973

PROPERTY ADDRESS:

1260 East Avenue
Chico, CA 95973

ASSESSOR'S NO'S.
016-040-070

HAYS & ASSOCIATES
DESIGN • DEVELOPMENT
1351 MANGROVE AVE - STE A
CHICO, CALIFORNIA 95926
OFFICE (530) 624-5777
DAN@HAYSASSOCIATES.COM

LANDSCAPED ELEVATION & DESIGN ELEMENTS

DRAWN
MMI
CHECKED
DH

1/8" = 1'-0"

JANUARY 2016

SHEET NO.

L-2.1

ATTACHMENT E

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION
(EAST AVENUE)

RECEIVED
MAR 01 2016
CITY OF CHICO
PLANNING SERVICES

ATTACHMENT F

REVISIONS:

WES GILBERT
ENGINEER
530.890.1315
W Gilbert Engineering
140 Yellowstone Drive, Suite 110
Chico, CA 95973
LICENSE NO. 31669

A BUILDING DESIGNED FOR:

FLORAL & EAST AVENUE INVESTMENT GROUP, LLC

MAILING ADDRESS:

701 E. Lassen Avenue
Chico, CA 95973

PROPERTY ADDRESS:

1260 East Avenue
Chico, CA 95973

ASSESSOR'S NO'S.
016-040-070

HAYS & ASSOCIATES
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1351 MANGROVE AVE - STE A
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DAN@HAYSASSOCIATES.COM

LANDSCAPED ELEVATIONS

DRAWN
MMI
CHECKED
DH

1/8" = 1'-0"

DECEMBER 2015

SHEET NO.

L-2

NOTES:

A. Urban Forest Manager to check all trees prior to planting. Call for inspection PRIOR TO PLANTING. 896-7802

B. Excavate all finger island and parking field planters to a minimum depth of 24". Back fill with imported top soil. Install vertical 24" root barriers against all curbs within 10' of tree locations. Provide for a sub-surface drain system where able to drain excess water from base of tree planting areas.

C. All structures and landscaping shall be installed in accordance with AR 10-02

D. As per the WELO, The landscape contractor will submit a soil analysis report for landscape amendments post grading operations but before commencement of work. The analysis recommendations will be used for incorporating soil amendments into the proposed new landscape areas.

Water Efficient Landscape ordinance:

A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (WELO):
Elements of the Landscape Documentation Package:
(a) The Landscape Documentation Package shall include the following six (6) elements:
(1) project information;
(A) date
(B) project applicant
(C) project address (if available, parcel and/or lot number(s))
(D) total landscape area (square feet)
(E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
(F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
(G) checklist of all documents in Landscape Documentation Package
(H) project contacts to include contact information for the project applicant and property owner
(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"
(2) Water Efficient Landscape Worksheet;
(A) hydrozone information table
(B) water budget calculations
1. Maximum Applied Water Allowance (MAWA)
2. Estimated Total Water Use (ETWU)
(3) soil management report;
(4) landscape design plan;
(5) irrigation design plan; and
(6) grading design plan.

PLANT LEGEND

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
TREES					
T1	Lagerstroemia x faurei 'Tuscarora' Std. - Tree Crape Myrtle	#15	5	M	
T2	Pistacia chinensis 'Keith Davey' - Chinese Pistache	#15	4	L	
T3	Zelkova serrata 'Green Vase' - Japanese Sawleaf Zelkova	#15	5	M	
PERENNIALS					
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	18	M	
P2	Dietes vegeta - Fortnight Lily	#1	7	L	
P3	Tulbahgia violacea 'Variegata' - Variegated Society Garlic	#1	14	L	
SHRUBS					
S1	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5	1	M	
S2	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	35	L	
S3	Olea europaea 'Little Ollie' - Dwarf Fruitless Olive	#5	14	M	
S4	Rhaphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5	46	M	
S5	Rosa x 'Flower Carpet White'- White Flower Carpet Rose	#2	19	M	
S6	Spiraea bumalda 'Anthony Waterer' - Anthony Waterer Spiraea	#5	4	M	
S7	Teucrium x lucydrys - Dwarf Geremander	#5	45	L	
S8	Teucrium fruticans - Geremander	#5	3	L	
VINES					
V1	Ficus pumila - Creeping Fig, staked	#5	3	M	
V2	Clytostoma callistegiodes - Lavender Trumpet vine	#5	6	M	
GROUND COVERS					
GC1	Rosmarinus o. 'Prostratus' - Prostrate Trailing Rosemary, plant 1 gal at 36" o.c.	#1	L		
GC2	Trachelospermum jasminoides - Star Jasmine, plant 1 gal at 24" o.c.	#1	M		

Note: *Contractor to verify all quantities from plan. Plant legend is for reference only.

Note: ** PF: WUCOLS IV Species Evaluation List-2014; Sunset Zone 9, WUCOLS Region 2, Central Valley

Shade Calculations for theFloral at East Office Project

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Pistacia chinensis 'Keith Davey'	Chinese Pistache	4	1,256	0	4	0	0	2,512.00
Zelkova serrata 'Village Green'	Japanese Zelkova	5	1,256	0	5	0	0	3,140.00
Total Shade Allowed		9		**0**	**9**	**0**	**0**	**5,652.00**
parking lot area								**9,943.00**
50% shade required								**4,971.50**
% Shade Provided								**56.84%**

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PLANNING SERVICES

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA Inc.

California Landscape Architect #4122
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FLORAL & EAST AVENUE INVESTMENT GROUP LLC
LANDSCAPE IMPROVEMENT PLANS
NEW OFFICE BLDG
1260 EAST AVE. CHICO, CALIFORNIA

Sheet Title
LANDSCAPE PLAN

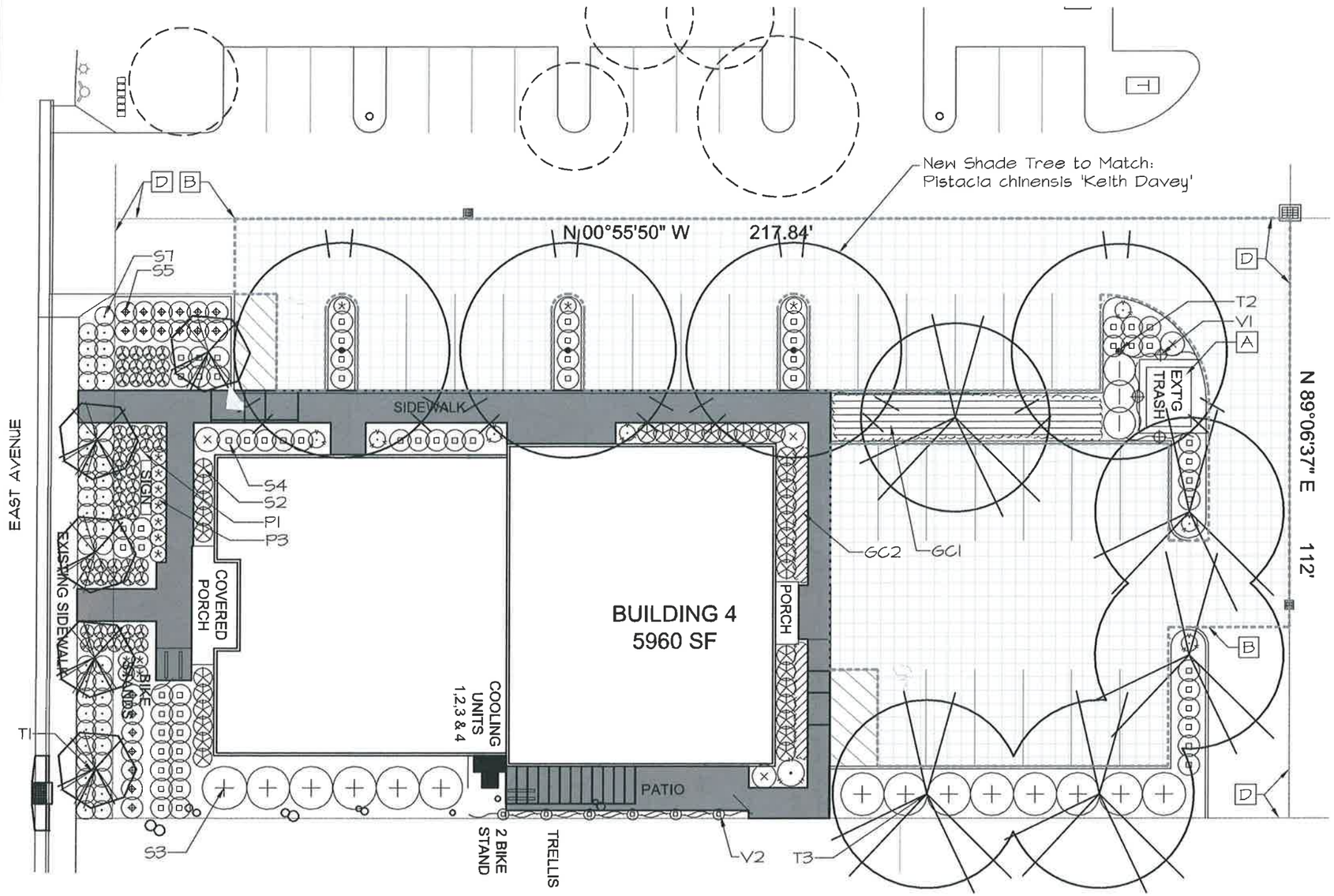
LICENSED LANDSCAPE ARCHITECT THOMAS H. PHELPS 4122 STATE OF CALIFORNIA

No.	Date	Revisions
△		
△		
△		
△		
△		

Project Mgr. THP
Drawn By: THP
Scale: 1"=10'
Date: 28 JAN 2016
File Name: F&E_DD

Sheet No.: L2
of 2 sheets

ATTACHMENT G



PLAN NOTES:

A. EVERGREEN SHRUBS & VINES TO SCREEN THE EXISTING TRASH ENCLOSURE

B. HATCHED AREA INDICATES PARKING AREA TO BE SHADED, REFER TO THE CHART ON SHEET L2

C. REFER TO THE PLANT LIST ON SHEET L2

D. PROPERTY LINE

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PLANNING SERVICES

LANDSCAPE MASTER PLAN

0 10' 20' NORTH

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FLORAL & EAST AVENUE INVESTMENT GROUP LLC
LANDSCAPE IMPROVEMENT PLANS
NEW OFFICE BLDG
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Sheet Title
LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS #4122
08/31/16
STATE OF CALIFORNIA

No.	Date	Revision
△		
△		
△		
△		
△		

Project Mgr.: THP
Drawn By: THP
Scale: 1"=10'
Date: 28 JAN 2016
File Name: F&E_DD

Sheet No.: L1
of 2 sheets

ATTACHMENT H