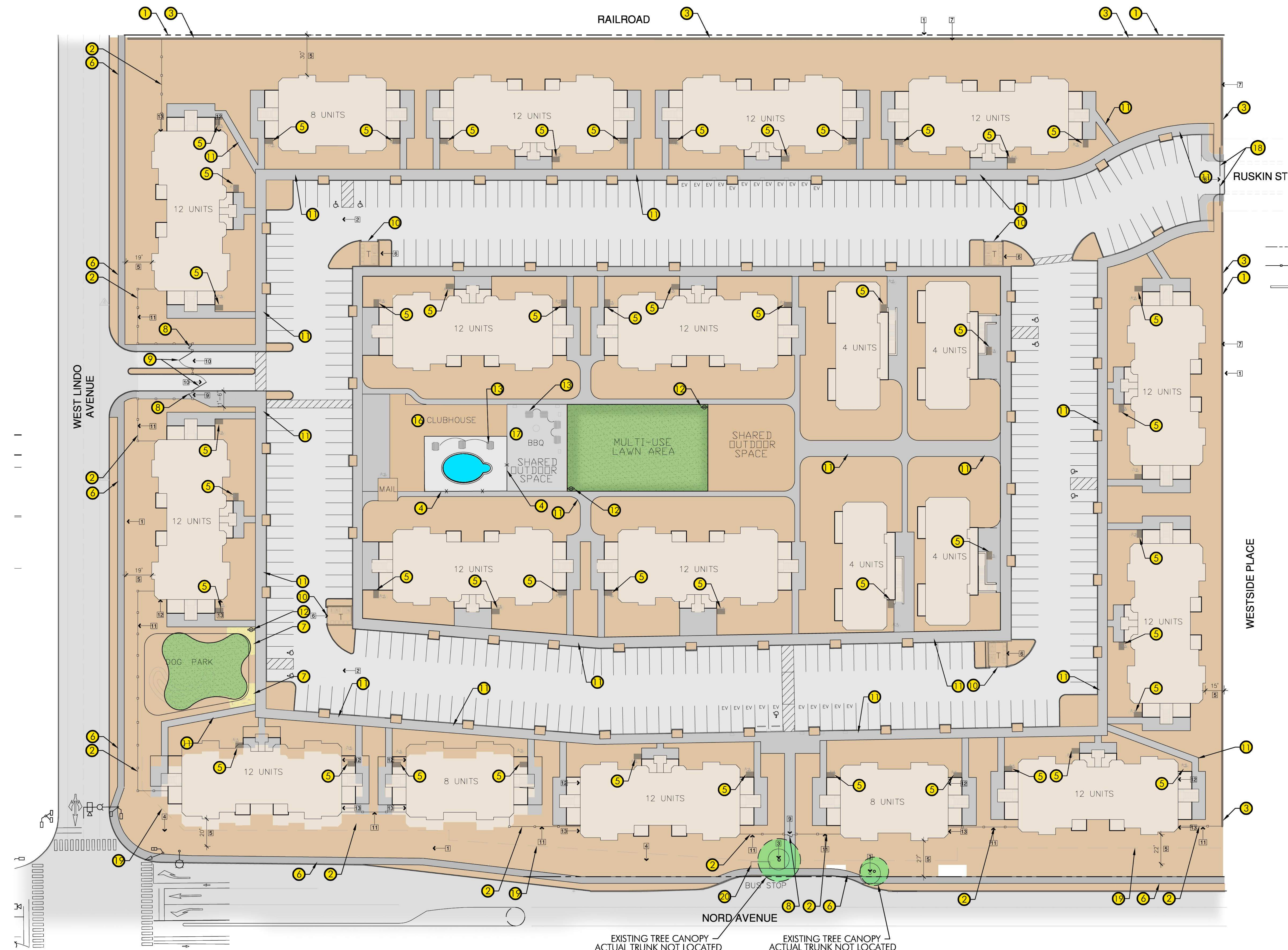




PLAN LEGEND	
SYM	DESCRIPTION
1	PROPERTY LINE. SHOWN FOR REFERENCE ONLY, SEE PLANS BY ARCHITECT.
2	SIX FOOT HIGH, BLACK, TUBULAR STEEL FENCING. SEE SHEET L-3.
3	SOUND WALL. SEE SHEET L-3.
4	POOL FENCING TO COMPLY WITH STATE OF CALIFORNIA STANDARDS.
5	GUEST BICYCLE PARKING. TYPICAL SYMBOL. SEE SHEET L-3
6	CITY OF CHICO SIDEWALK. SHOWN FOR REFERENCE ONLY.
7	DECOMPOSED GRANITE
8	ACCESS GATE.SHOWN FOR REFERENCE ONLY, SEE PLANS BY ARCHITECT.
9	VEHICULAR ACCESS GATE. SHOWN FOR REFERENCE ONLY SEE PLANS BY ARCHITECT.
10	TRASH ENCLOSURE (BY OTHERS)
11	PEDESTRIAN WALKWAY. SHOWN FOR REFERENCE ONLY SEE PLANS BY ARCHITECT.
12	DOGGIE WASTE STATION, SEE SHEET L-3
13	SITE FURNISHING. TABLES & CHAIRS AND GAS GRILL. SEE SHEET L-3
14	UTILITIES, SEE PLANS BY ARCHITECT. .
15	POOL. SHOWN FOR REFERENCE ONLY, SEE PLANS BY ARCHITECT.
16	CLUBHOUSE. SHOWN FOR REFERENCE ONLY, SEE PLANS BY ARCHITECT.
17	OUTDOOR BBQ AREA
18	CONTROLLED EMERGENCY VEHICULAR ACCESS SHOWN FOR REFERENCE ONLY, SEE PLANS BY ARCHITECT.
19	BUILDING SETBACK EASEMENT. SHOWN FOR REFERENCE ONLY SEE PLANS BY ARCHITECT.
20	BUS STOP. SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS

TOP DRESSING NOTE
ALL PLANTED LANDSCAPED AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF TOP DRESSING.

SOIL REPORT NOTE
THE PROJECT LANDSCAPE CONTRACTOR SHALL OBTAIN SOILS ANALYSIS OF SITE SOIL FROM AN ANALYTICAL LABORATORY AND SHALL PROVIDE THE RESULTS TO THE OWNER'S REPRESENTATIVE, INCLUDING RECOMMENDATIONS FOR LANDSCAPES STATED IN RATES OF COMMONLY AVAILABLE AMENDMENTS (CUBIC YARDS OR WEIGHT PER 1,000 SF). RECOMMENDATIONS PENDING LABORATORY ANALYSIS.

LANDSCAPE IRRIGATION
THE LANDSCAPE HAS BEEN DESIGNED UTILIZING LOW AND MEDIUM WATER USE PLANT MATERIAL AND WILL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER IS CAPABLE OF MAKING REAL TIME IRRIGATION SCHEDULE ADJUSTMENTS USING WEB BASED WEATHER DATA. TO OPTIMIZE THE USE OF WATER, THE SYSTEM WILL ALSO FEATURE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT ALLOWS THE CONTROLLER TO DETECT LINE BREAKS AND SHUT DOWN THE IRRIGATION SYSTEM IN THE EVENT OF A BREAK SO AS TO MINIMIZE WATER WASTE.

LIGHTING
THE LIGHTING WILL INCLUDE WALL PACKS AND 14" HIGH SHOEBOX STYLE LIGHTING. ALL LIGHTING WILL BE SHROUDED AND DOWN FACING TO AVOID SPILL OVER ONTO THE NEIGHBORING PROPERTIES. A COMPLETE PHOTOMETRIC STUDY WILL BE DONE AS A PART OF THE PERMIT SUBMITTAL. SEE SHEET L-3.

LANDSCAPED AND USEABLE OPEN SPACE AREAS AS PER CMC 19.28.040 - D DEVELOPMENT STANDARDS		
DESCRIPTION	TOTAL SF	PERCENTAGE
GROSS SITE AREA	509,652 SF	100%
LANDSCAPED AND USEABLE OPEN SPACE AREAS		
AREAS AROUND BUILDINGS (FRONT AND BACK YARDS)	16,136 SF	3.2%
CENTRAL AREA INCLUDING POOL AND BBQ SHARED OPEN SPACE SHARED OUTDOOR SPACE AND MULTI-USE LAWN	16,495 SF	3.2%
DOG AREA	6,204 SF	1.2%
LANDSCAPED AREAS	171,766 SF	33.7%
	TOTAL 210,601 SF	41.3%

APARTMENTS AT 2240 NORD

CONCEPTUAL PLANTING CONCEPT

Owner: Epick Inc.
901 Bruce Rd #100,
Chico, CA 95928
Ph: (530) 891-4757



INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

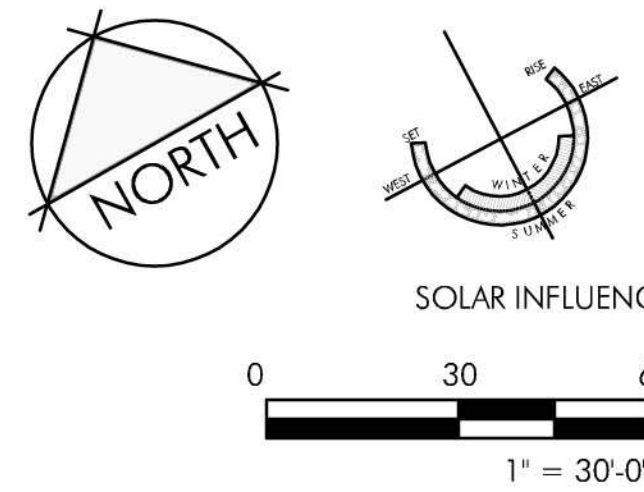
DESCRIPTION	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA	112,139 SF	100%
INTERIOR PARKING LOT LANDSCAPE	7,196 SF	6.4%

SHADE CALCULATIONS

DESCRIPTION			TOTAL		
TOTAL PARKING AND BACK-UP AREA			112,139 SF		
SHADE AREA PROVIDED					
DESCRIPTION		SHADE AREA	QUANTITY	TOTAL	PERCENT
40 FOOT DIAMETER TREES					
F	FULL	1,256 SF	0	0	0
F + 10%		1,382 SF	0	0	0
TQ	THREE QUARTER	942 SF	3	2,826	2.5%
TQ + 10%		1,036 SF	9	9,324	8.3%
H	HALF	628 SF	36	22,608	20.2%
H + 10%		691 SF	31	21,421	19.1%
Q	QUARTER	314 SF	0	0	0
Q + 10%		345 SF	0	0	0
TOTAL SHADE AREA PROVIDED			56,179 SF		50.1%

PLANT LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	SIZE	QUANTITY	REMARKS
TREES					
	EXISTING TREE				
	FEUOA SELLOWIANA PINEAPPLE GUAVA	15' X 15'	15 GAL	73	STANDARD
	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	20' X 15'	15 GAL	145	MULTI-TRUNKED
	PINUS CANARIENSIS CANARY ISLAND PINE	35' X 45'	15 GAL	20	STANDARD
	CEDRUS DEODORA DEODAR CEDAR	40' X 35'	15 GAL	24	STANDARD
	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES CHINESE PISTACHE	40' X 35'	15 GAL	50	STANDARD
	ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	60' X 40'	15 GAL	75	STANDARD
	QUERCUS WISLIZENI INTERIOR LIVE OAK	60' X 40'	15 GAL	21	STANDARD
SHRUBS					
	TULBAGHIA VIOLACEA SOCIETY GARLIC	2' X 4'	1 GAL	36	
	ARCTOSTAPHYLOS 'LOUIS EDMUNDS' LOUIS EDMUNDS MANZANITA	5' X 6'	5 GAL	46	
	RHAPHIOLEPIS INDICA 'MONT' PRINCESS INDIAN HAWTHORN	4' X 4'	5 GAL	195	
	PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	6' X 8'	1 GAL	35	
	HETEROMELES ARBUTIFOLIA TOYON	12' X 8'	5 GAL	46	
	CERCIS OCCIDENTALIS WESTERN REDBUD	15' X 15'	5 GAL	49	
	PITTOSPORIUM TOBIRA 'VARIEGATUM' VARIEGATED JAPANESE MOCK ORANGE	6' X 6'	5 GAL	36	
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	3' X 3'	1 GAL	231	
	LOROPETALUM CHINENSIS 'COMPACTA' COMPACT RAZZLEBERRY FRINGE FLOWER	4' X 4'	5 GAL	47	
	ROSA X 'NOARE' P.P.# 11308 FLOWER CARPET® RED GROUNDCOVER ROSE	4' X 4'	5 GAL	365	
	DIETES BICOLOR FORTNIGHT LILY	3' X 3'	1 GAL	450	
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PODOCARPUS	6' X 3'	5 GAL	26	
	EURYOPS PECTINATUS 'VIRIDIS' GREEN LEAVED EURYOPS	3' X 3'	5 GAL	121	
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' RUBY GLOW NEW ZEALAND TEA TREE	5' X 6'	5 GAL	51	
	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	4' X 3'	1 GAL	377	
	HEMEROCALLIS HYBRID EVERGREEN DAYLILY	2' X 2'	1 GAL	159	
	MUHLENBERGIA RIGENS DEER GRASS	4' X 3'	1 GAL	61	
GROUNDCOVER					
	TURF TALL FESCUE		SOD	9,702 SF	
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST COTONEASTER		1 GAL	10,770 SF	
	ARCTOSTAPHYLOS UVA URSI KINNICK KINNICK		1 GAL	6,822 SF	
	JUNIPERUS CONFERTA SHORE JUNIPER		1 GAL	19,588 SF	
	TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER		1 GAL	11,740 SF	
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE		1 GAL	11,445 SF	



SHEET L-2.0

BFLA PROJECT NUMBER: 2393

DATE: 8-4-2023

CITY COMMENTS DATED 7-20-2023

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130 www.BFLAdesign.com
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TUBULAR STEEL FENCING
/ POOL FENCING



BICYCLE RACK
AT GUEST BICYCLE PARKING



SOUND WALL



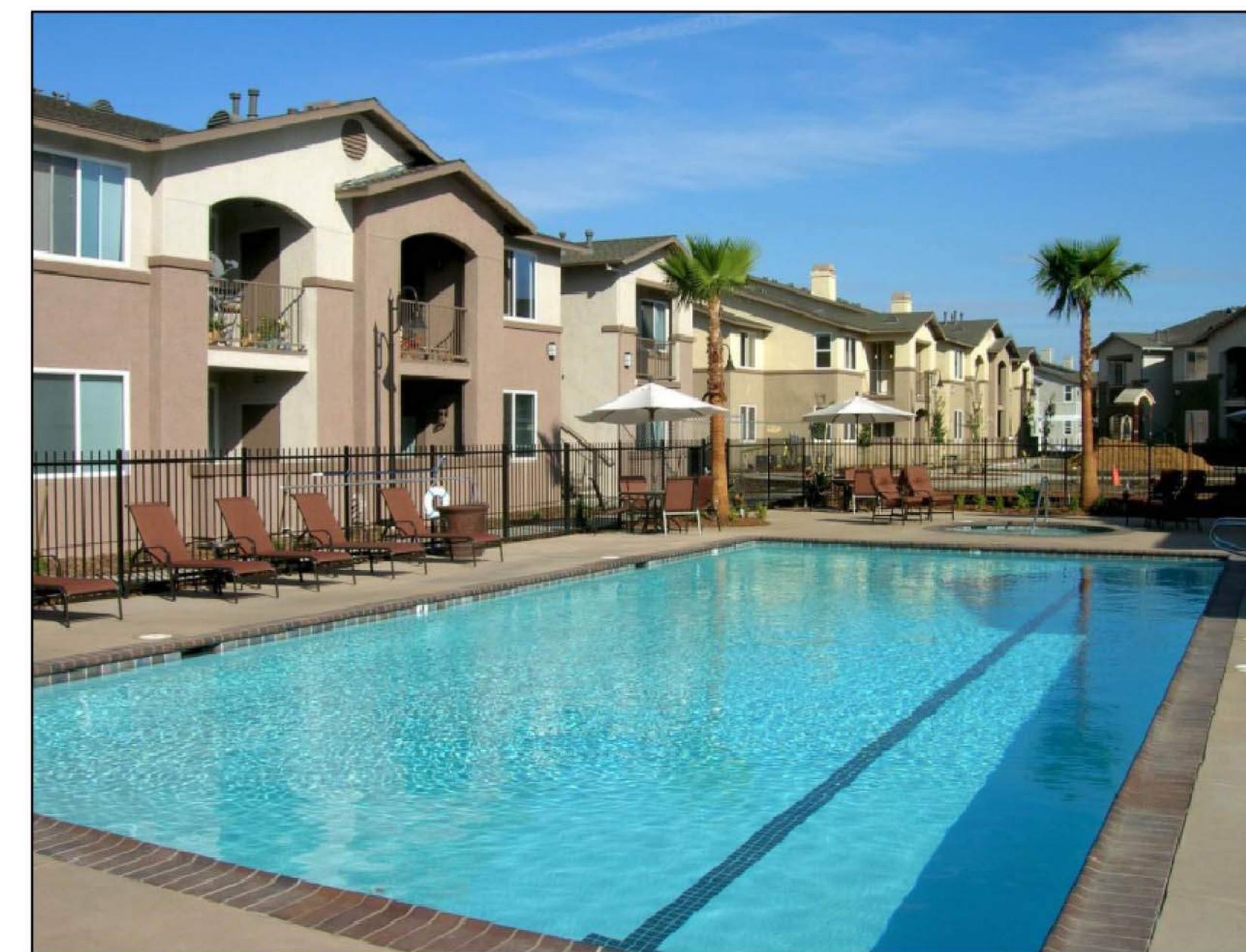
DOGGY WASTE
STATION



TABLES AND CHAIRS
SITE FURNISHINGS



SHOEBOX LIGHT
LIGHTING



POOL



GAS GRILL
SITE FURNISHINGS

APARTMENTS AT 2240 NORD

DESIGN DEVELOPMENT

Owner- Epick Inc.
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Ph: (530) 891-4757

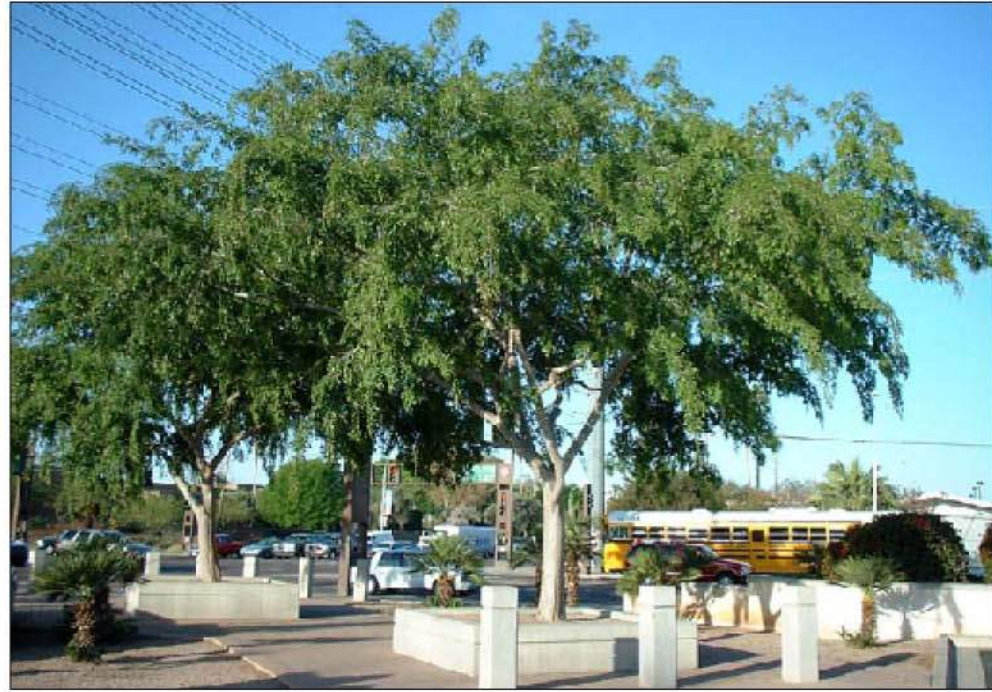
SHEET L-3.0

BFLA PROJECT NUMBER: 2393

DATE: 8-3-2023



BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
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ARBUTUS UNEDO DWARF STRAWBERRY TREE	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	PINUS CANARIENSIS CANARY ISLAND PINE	CEDRUS DEODORA DEODAR CEDAR	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES CHINESE PISTACHE	ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	QUERCUS WISLIZENI INTERIOR LIVE OAK
						
TULBAGHIA VIOLACEA SOCIETY GARLIC	ARCTOSTAPHYLOS 'LOUIS EDMUNDS' LOUIS EDMUNDS MANZANITA	RHAPHIOLEPIS INDICA 'MONTI' PRINCESS INDIAN HAWTHORN	PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	HETEROMELES ARBUTIFOLIA TOYON	RHAMNUS CALIFORNICA COFFEEBERRY	CERCIS OCCIDENTALIS WESTERN REDBUD
						
PITTOSPORUM TOBIRA 'VARIEGATUM' VARIEGATED JAPANESE MOCK ORANGE	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	LOROPETALUM CHINENSE 'COMPACTA' COMPACT RAZZLEBERRY FRINGE FLOWER	ROSA X 'NOARE' P.P.# 11308 FLOWER CARPET® RED GROUNDCOVER ROSE	DIETES BICOLOR FORTNIGHT LILY	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PODOCARPUS	EURYOPS PECTINATUS 'VIRIDIS' GREEN LEAVED EURYOPS
						
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APARTMENTS AT 2240 NORD

CONCEPTUAL PLANT IMAGES

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